



# Miami Beach Redevelopment Agency

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

May 10, 2006

Chairman of the Board David Dermer  
Member of the Board Matti Herrera Bower  
Member of the Board Simon Cruz  
Member of the Board Luis R. Garcia, Jr.  
Member of the Board Saul Gross  
Member of the Board Jerry Libbin  
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez  
Assistant Director Tim Hemstreet  
General Counsel Jose Smith  
Secretary Robert E. Parcher

## AGENDA

### 1. OLD BUSINESS

- A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency's City Center District & South Pointe (Pre-Termination Carry Forward Balances) For The Month Of March 2006. (Page 451)  
(Finance Department)

### 2. NEW BUSINESS

- A A Resolution Of The Chairman And Members Of The Redevelopment Agency Of The City Of Miami Beach, Florida (RDA), Appropriating Funds, In A Not To Exceed Amount Of \$1,094,816, For Amendment No. 5, To The Design/Build Agreement Between The City And RIC-Man International, Inc., For The Washington Avenue Improvements Project, Phases II, IV, And V, Said Amendment To Provide Design, Permitting, Construction And Construction Administration Services, For The Implementation Of The 16th Street Drainage And Other Miscellaneous Improvements; Further Appropriating Funds, In The Amount Of \$52,600, For Cip Management Fees; With All Appropriated Funds To Be Provided From City Center Redevelopment Agency Funds. **Joint City Commission And Redevelopment Agency**  
(Page 491)  
(Capital Improvement Projects)

**End of RDA Agenda**



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## HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.  
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher  
Agency Secretary

March 7, 2001

**2006 Schedule of City of Miami Beach  
City Commission and Redevelopment Agency (RDA) Meetings**

Meetings begin at 9:00 a.m. and are held in the City Commission Chambers, 3<sup>rd</sup> Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida.

**CITY COMMISSION MEETINGS**

January 11 (Wednesday)

February 8 (Wednesday)

March 8 (Wednesday)

April 11 (Tuesday)

May 10 (Wednesday)

June 7 (Wednesday)

July 12 (Wednesday)

**August - City Commission in Recess**

September 6 (Wednesday)

October 11 (Wednesday)

November 8 (Wednesday)

December 6 (Wednesday)

**ALTERNATE MEETINGS**

January 18 (Wednesday)

February 15 (Wednesday)

March 15 (Wednesday)

April 18 (Tuesday)

May 17 (Wednesday)

July 26 (Wednesday)

October 18 (Wednesday)

November 15 (Wednesday)

December 13 (Wednesday)

The "alternate" City Commission meeting date have been reserved to give the Mayor and City Commission the flexibility to carry over a Commission Agenda item(s) to the "alternate" meeting date, if necessary. Any Agenda item(s) carried over will be posted on the City's website, aired on Government Channel 20, or you may call the City Clerk's office at 305-673-7411.

Dr. Stanley Sutnick Citizens' Forum will be held during the first Commission meeting each month. The Forum will be split into two (2) sessions, 1:30 p.m. and 5:30 p.m. Approximately thirty (30) minutes will be allocated per session for each of the subjects to be considered, with individuals being limited to no more than three (3) minutes. No appointment or advance notification is needed in order to speak to the Commission during this Forum.

**REPORT OF THE ITEMIZED REVENUES AND  
EXPENDITURES OF THE  
  
MIAMI BEACH REDEVELOPMENT AGENCY'S  
CITY CENTER DISTRICT  
&  
SOUTH POINTE  
(PRE-TERMINATION CARRY FORWARD BALANCES)  
  
FOR THE MONTH OF  
MARCH 2006**

Agenda Item 1A  
Date 05-10-06



## REDEVELOPMENT AGENCY MEMORANUM

TO: Chairman and Members of the  
Miami Beach Redevelopment Agency

FROM: Jorge M. Gonzalez, Executive Director

DATE: May 10, 2006

SUBJECT: Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency's City Center District And The South Pointe (Pre-Termination Carry Forward Balances) For the Six Months Ended March 31, 2006.

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. At that point, the City of Miami Beach assumed the responsibilities for the South Pointe Area. This report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance.

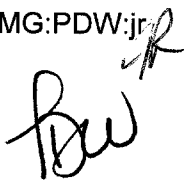
The attached material includes the following:

### **Section A – South Pointe (Pre-Termination Carry Forward Balances)**

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2005 and the Six Months Ended March 31, 2006
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Six Months Ended March 31, 2006
- Narrative of Major Projects Planned and/or Underway

**Section B – City Center District**

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2005 and the Six Months Ended March 31, 2006
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Six Months Ended March 31, 2006
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:jr  


**SOUTH POINTE**  
**(PRE-TERMINATION CARRY FORWARD BALANCES)**

**FINANCIAL INFORMATION**

**FOR THE MONTH ENDED**

**MARCH 31, 2006**





# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## REDEVELOPMENT AGENCY MEMORANUM

TO: Jorge M. Gonzalez, City Manager

FROM: Patricia D. Walker, Chief Financial Officer

DATE: May 10, 2006

SUBJECT: South Pointe Financial Information For The Six Months Ended March 31, 2006

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. However, this report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance (pre-termination carry forward balances). The information has been compiled and is attached.

### Historical Cash Basis Financial Information

The summary report included in the attached material reflects that during the period from October 1, 1987 through March 31, 2006 approximately \$116,145,000 of revenues were received in the South Pointe Area.

The primary sources of these revenues included approximately:

- \$ 94,048,000 - Incremental Ad Valorem tax;
- \$ 6,860,000 - Bond proceeds;
- \$ 5,188,000 - Land sale;
- \$ 4,588,000 - Interest income;
- \$ 3,170,000 - Rental income;
- \$ 1,000,000 - Loan from the City of Miami Beach;
- \$ 350,000 - State Grant; and
- \$ 941,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$117,187,000.

On the expenditure side, approximately \$80,376,000 has been expended from October 1, 1987 through March 31, 2006.

These approximate expenditures were primarily made in the following areas:

- \$ 16,385,000 - Cobb/Courts Project;
- \$ 14,028,000 - Debt Service Payments;
- \$ 12,197,000 - Portofino Project;
- \$ 12,031,000 - South Pointe Streetscape/Park;
- \$ 7,281,000 - Administrative Costs;
- \$ 6,447,000 - SSDI Project;
- \$ 5,884,000 - Marina Project;
- \$ 2,091,000 - Community Policing;
- \$ 1,514,000 - Washington Avenue;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements; and
- \$ 1,473,000 - Other Project Costs.

The cash balance as of March 31, 2006 is approximately \$36,811,000. This balance consisted of the following amounts:

\$ 36,811,000 – Cash and Investment balance.

JMG:PDW: 

**SUMMARY OF**  
**CASH BASIS TRANSACTIONS**  
**FOR THE MONTH ENDED**  
**MARCH 31, 2006**

**RDA - South Pointe Pre-Termination Balances**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1988 - 2006 (through March 31, 2006)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<b>OPENING CASH/INVSTMT BALANCE</b>	\$ 1,041,730	\$ 39,512,462	
<b>REVENUE</b>			
- Tax increment - City	55,162,212	-	\$ 55,162,212
- Tax increment - County	37,562,671	-	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	1,296,759	-	1,296,759
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	3,169,547	-	3,169,547
- Interest income	3,958,522	629,735	4,588,257
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	209,358	-	209,358
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	121,531	-	121,531
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	129,520	-	129,520
Total Revenues	115,515,417	629,735	\$ 116,145,152

**RDA - South Pointe Pre-Termination Balances**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1988 - 2006 (through March 31, 2006)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<b>EXPENDITURES</b>			
<b><u>PROJECTS</u></b>			
Cobb/Courts	(16,374,524)	(10,145)	(16,384,669)
Marina	(5,883,197)	(965)	(5,884,162)
Portofino	(11,992,531)	(204,860)	(12,197,391)
South Pointe Streetscape	(10,421,137)	(1,610,152)	(12,031,289)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(490,838)	(1,022,998)	(1,513,836)
Washington Ave Surface Lot	(79,314.00)	-	(79,314)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(137,955)	(22,476)	(160,431)
Victory/Community Gardens	(170,568)	(3,909)	(174,477)
Washington Park	(24,941)	-	(24,941)
Water/Sewer Pump Station Upgrade	(48,526)	-	(48,526)
Flamingo S. Bid A R.O.W.	(219,556)	(55,686)	(275,242)
Flamingo Neigh-Lummus	-	(314)	(314)
Potamkin Project	(7,200)	(6,500)	(13,700)
Lummus Park	(103,916)	-	(103,916)
Wayfinding Projcet	-	(795)	(795)
Miscellaneous	(60,132)	-	(60,132)
<b>Total Projects</b>	<u>(52,992,001)</u>	<u>(2,938,800)</u>	<u>(55,930,801)</u>
<b><u>ADMINISTRATIVE</u></b>	<u>(7,149,576)</u>	<u>(131,000)</u>	<u>(7,280,576)</u>
<b><u>DEBT SERVICE/LOAN REPAYMENT</u></b>	<u>(14,028,441)</u>	<u>-</u>	<u>(14,028,441)</u>

**RDA - South Pointe Pre-Termination Balances**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1988 - 2006 (through March 31, 2006)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<b><u>MISCELLANEOUS</u></b>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	<u>(1,044,733)</u>	<u>-</u>	<u>(1,044,733)</u>
<b><u>COMMUNITY POLICING</u></b>	<u>(1,829,934)</u>	<u>(261,535)</u>	<u>(2,091,469)</u>
<b>TOTAL EXPENDITURES</b>	<u>(77,044,685)</u>	<u>(3,331,335)</u>	<u>\$ (80,376,020)</u>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<u>\$ 39,512,462</u>	<u>\$ 36,810,862</u>	

**RDA - South Pointe Pre-Termination Balances**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1988 - 2006 (through March 31, 2006)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<b>OPENING CASH/INVSTMT BALANCE</b>	\$ 1,041,730	\$ 39,512,462	
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Total Revenues	115,515,417	629,735	\$ 116,145,152

**RDA - South Pointe Pre-Termination Balances**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1988 - 2006 (through March 31, 2006)**

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<b>Expenditures</b>			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(7,280,331)	(97,451)	(7,377,782)
Professional services	(6,350,126)	(2,816,701)	(9,166,827)
Construction	(14,128,650)	-	(14,128,650)
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(2,017,803)	-	(2,017,803)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,927,846)	(11,905)	(2,939,751)
Property Taxes	(389,260)	-	(389,260)
Common Area Maintenance	(18,757.00)	(12,743)	(31,500)
Administration	(7,149,576)	(131,000)	(7,280,576)
Debt Service/loan repayment	(14,028,441)	-	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,103,968)	-	(2,103,968)
Community Policing	(1,829,934)	(261,535)	(2,091,469)
	<u>(77,044,685)</u>	<u>(3,331,335)</u>	<u>\$ (80,376,020)</u>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<u>\$ 39,512,462</u>	<u>\$ 36,810,862</u>	



**CHECK & WIRE TRANSFER  
REGISTER**

**SORTED BY**

**PROJECT & TYPE OF  
EXPENDITURE**

**FOR THE MONTH ENDED  
MARCH 31, 2006**

**RDA - South Pointe Pre-Termination**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6659	11/14/05	***Void***	0.00		Administration
6670	12/01/05	***Void***	0.00		Administration
6683	12/19/05	***Void***	0.00		Administration
6697	01/18/06	***Void***	0.00		Administration
			<u>0.00</u>		
6649	10/14/05	Appraisal First, Inc.	2,000.00	Appraisal Fees	Administration
6654	11/02/05	MBIA-Municipal Investors,Service Corporation	1,247.76	Advisory Services	Administration
6674	12/06/05	MBIA-Municipal Investors,Service Corporation	1,290.28	Advisory Services	Administration
6693	01/05/06	MBIA-Municipal Investors,Service Corporation	1,291.88	Advisory Services	Administration
			<u>5,829.92</u>		
6640	10/07/05	Office Depot	58.77	Office Supplies	Administration
			<u>58.77</u>		
Wire	10/19/05	Florida Department of Revenue	682.50	Sales Tax	
			<u>682.50</u>		
<b>TOTAL ADMINISTRATION</b>			<b>6,571.19</b>		
6681	12/15/05	City of Miami Beach	6,210.00	Correction to Fiscal Year 05 Adm Fee (Interlocal)	Interlocal Agree Adm Fees
			<u>6,210.00</u>		
<b>TOTAL INTERLOCAL AGREEMENT ADM. FEES</b>			<b>6,210.00</b>		
Wire	12/09/05	Fiduciary Trust International	55,664.11	Accrued interest on investments purchased	Accrued Invest. Interest
Wire	03/09/06	Fiduciary Trust International	62,554.95	Accrued interest on investments purchased	Accrued Invest. Interest
			<u>118,219.06</u>		
<b>TOTAL ACCRUED INVESTMENT INTEREST</b>			<b>118,219.06</b>		
6641	10/07/05	RMVW Enterprises, Inc.	1,344.00	School Resource Liaison	Community Policing
6643	10/07/05	Internal Intelligence Service	8,331.13	Security Service	Community Policing
6646	10/12/05	Internal Intelligence Service	9,270.77	Security Service	Community Policing
6647	10/14/05	City of Miami Beach	7,815.27	Reimb.CMB - Visa	Community Policing
6648	10/14/05	City of Miami Beach	116.67	Reimb.CMB - Visa	Community Policing
6651	10/20/05	Motorola Inc.	11,678.67	Portable Astro Digital XTS 3000	Community Policing
6655	11/02/05	Positive Promotions	1,111.62	Halloween Safety EconomyValue Pack	Community Policing
6657	11/04/05	Internal Intelligence Service	2,489.76	Security Service	Community Policing
6661	11/15/05	National Self-Defense Institute	1,225.00	Special Training	Community Policing
6662	11/15/05	Internal Intelligence Service	1,340.64	Security Service	Community Policing
6664	11/16/05	City of Miami Beach	1,219.87	Reimb.CMB - Visa	Community Policing
6672	12/02/05	Michael McBride	74.89	Reimb.To PSS for Books	Community Policing
6678	12/09/05	Florida Graffiti Control Inc.	1,050.00	Graffiti Removal	Community Policing
6684	12/21/05	City of Miami Beach	50,000.00	Reimb.Sanitation FY 2005	Community Policing
6686	12/27/05	City of Miami Beach	95,807.78	Pension FY 2005	Community Policing
6686	12/27/05	City of Miami Beach	12,080.20	Communications-Phones FY 2005	Community Policing
6692	01/05/06	Cleaning Systems Inc.	195.00	September 2005 Services	Community Policing
6715	03/15/06	City of Miami Beach	56,383.35	Reimb.CMB - Salaries & Benefits	Community Policing
			<u>261,534.62</u>		
<b>TOTAL COMMUNITY POLICING</b>			<b>261,534.62</b>		
6637	10/07/05	FPL	964.85	Utilities - Parking Garages	Marina
			<u>964.85</u>		
<b>TOTAL MARINA</b>			<b>964.85</b>		
6656	11/02/05	Jorden Burt LLP	1,974.56	Legal Services	Portofino
6668	11/17/05	Squire,Sanders & Dempsey	10,050.00	Legal Fees	Portofino
			<u>12,024.56</u>		

**RDA - South Pointe Pre-Termination**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6639	10/07/05	Murano At Portofino Condo Assoc.	6,364.69	Utilities Dec.04-Sept.05	Portofino
6642	10/07/05	The Yacht Club At Portofino Condo Assoc.	4,866.36	Utilities Oct.04-Sept.05	Portofino
6673	12/05/05	Murano At Portofino Condo Assoc.	1,511.85	CAM 07/11/05-09/30/05	Portofino
6688	12/28/05	Murano Three, LTD	180,092.45	Alton Road Improvements (3rd-5th Street)	Portofino
			<u>192,835.35</u>		
<b>TOTAL PORTOFINO</b>			<b>204,859.91</b>		
6650	10/14/05	Siegfried,Rivera,Lerner DeLaTorre & Sobel P.A.	17,320.68	Legal Fees	S. Pointe Streetscape
6658	11/09/05	Hazen And Sawyer, PC	2,321.88	Support Services	S. Pointe Streetscape
6707	02/27/06	Siegfried,Rivera,Lerner DeLaTorre & Sobel P.A.	54,824.97	Legal Fees	S. Pointe Streetscape
6712	03/08/06	Siegfried,Rivera,Lerner DeLaTorre & Sobel P.A.	10,957.62	Legal Fees	S. Pointe Streetscape
			<u>85,425.15</u>		
6644	10/10/05	Hazen and Sawyer, PC.	75,654.76	Professional Serv. Ph.1-5	S. Pointe Streetscape
6652	10/20/05	Wolfberg Alvarez & Partners	21,334.76	Professional Services Ph. 2	S. Pointe Streetscape
6663	11/15/05	Chen and Associates	76,214.82	Professional Services Ph. 3-5	S. Pointe Streetscape
6676	12/06/05	Hazen and Sawyer, PC.	38,815.25	Professional Services Ph. 1-5	S. Pointe Streetscape
6677	12/09/05	Federal Express Corp	529.72	Courier of litigation documents	S. Pointe Streetscape
6685	12/27/05	Chen and Associates	26,630.26	Professional Services Ph. 3-5	S. Pointe Streetscape
6696	01/18/05	Hazen and Sawyer, PC.	45,113.20	Professional Services Ph. 1-5	S. Pointe Streetscape
6702	02/13/06	Wolfberg Alvarez & Partners	13,310.77	Professional Services Ph. 2	S. Pointe Streetscape
6711	03/06/06	Wolfberg Alvarez & Partners	14,630.05	Professional Services Ph. 2	S. Pointe Streetscape
6713	03/09/06	Hazen and Sawyer, PC.	92,312.68	Professional Services Ph.1-5	S. Pointe Streetscape
6714	03/10/06	City of Miami Beach	185,839.36	2005 CIP Chargeback Ph. 2-5	S. Pointe Streetscape
6716	03/16/06	Chen and Associates	47,574.70	Professional Services Ph.3-5	S. Pointe Streetscape
6717	03/16/06	Wolfberg Alvarez & Partners	109,763.34	Professional Services Ph. 2	S. Pointe Streetscape
6718	03/21/06	Chen and Associates	53,673.62	Professional Services Ph.3-5	S. Pointe Streetscape
			<u>801,397.29</u>		
<b>TOTAL S. POINTE STREETSCAPE</b>			<b>886,822.44</b>		
6645	10/12/05	Hargreaves & Associates	31,160.96	Professional Services	S. Pointe Park
6669	11/30/05	Hargreaves & Associates	1,699.20	Professional Services	S. Pointe Park
6671	12/01/05	Hargreaves & Associates	41,855.56	Professional Services	S. Pointe Park
6682	12/19/05	Hargreaves & Associates	49,207.24	Professional Services	S. Pointe Park
6695	01/17/06	Hargreaves & Associates	121,551.93	Professional Services	S. Pointe Park
6704	02/16/06	Hargreaves & Associates	167,570.77	Professional Services	S. Pointe Park
6714	03/10/06	City of Miami Beach	124,029.49	2005 CIP Chargeback	S. Pointe Park
6719	03/24/06	Hargreaves & Associates	124,754.64	Professional Services	S. Pointe Park
6721	03/31/06	Hargreaves & Associates	61,500.00	Professional Services	S. Pointe Park
			<u>723,329.79</u>		
<b>TOTAL S. POINTE PARK</b>			<b>723,329.79</b>		
6644	10/10/05	Hazen & Sawyer, P.C.	608.00	Professional Services	Washington Avenue
6665	11/16/05	Ric-Man International Inc.	913,851.00	Professional Services	Washington Avenue
6703	02/16/06	F & L Construction Inc.	98,026.80	Professional Services	Washington Avenue
6714	03/10/06	City of Miami Beach	10,511.72	2005 CIP Chargeback	Washington Avenue
			<u>1,022,997.52</u>		
<b>TOTAL WASHINGTON AVENUE</b>			<b>1,022,997.52</b>		
6714	03/10/06	City of Miami Beach	3,909.60	2005 CIP Chargeback	Victory Gardens
			<u>3,909.60</u>		
<b>TOTAL VICTORY GARDENS</b>			<b>3,909.60</b>		
6638	10/07/05	Internal Intelligence Service	790.02	Security Services	Alaska Baywalk
6653	10/21/05	Internal Intelligence Service	610.47	Security Services	Alaska Baywalk
6667	11/17/05	Internal Intelligence Service	2,426.92	Security Services	Alaska Baywalk
6680	12/12/05	Internal Intelligence Service	3,061.33	Security Services	Alaska Baywalk
6687	12/27/05	Internal Intelligence Service	831.92	Security Services	Alaska Baywalk
6691	01/05/06	Internal Intelligence Service	837.90	Security Services	Alaska Baywalk
6694	01/10/06	Internal Intelligence Service	1,675.80	Security Services	Alaska Baywalk
6700	02/02/06	Internal Intelligence Service	837.90	Security Services	Alaska Baywalk
6701	02/03/06	Internal Intelligence Service	1,675.80	Security Services	Alaska Baywalk

**RDA - South Pointe Pre-Termination**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6705	02/16/06	Internal Intelligence Service	1,663.83	Security Services	Alaska Baywalk
6706	02/17/06	Internal Intelligence Service	2,010.96	Security Services	Alaska Baywalk
6709	03/01/06	Internal Intelligence Service	1,427.42	Security Services	Alaska Baywalk
6720	03/31/06	Internal Intelligence Service	2,513.70	Security Services	Alaska Baywalk
			<u>20,363.97</u>		
6666	11/17/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6679	12/12/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6689	12/30/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6699	01/27/06	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6708	03/01/06	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
			<u>2,112.00</u>		
<b>TOTAL ALASKA BAYWALK</b>			<b>22,475.97</b>		
6676	12/06/05	Hazen and Sawyer, PC	2,333.83	Professional Services	Flamingo S. Bid A/ROW
6696	01/18/06	Hazen and Sawyer, PC	3,808.86	Professional Services	Flamingo S. Bid A/ROW
6698	01/26/06	Hazen and Sawyer, PC	17,612.92	Professional Services	Flamingo S. Bid A/ROW
6713	03/09/06	Hazen and Sawyer, PC	7,793.86	Professional Services	Flamingo S. Bid A/ROW
6714	03/10/06	City of Miami Beach	24,136.57	2005 CIP Chargeback	Flamingo S. Bid A/ROW
			<u>55,686.04</u>		
<b>TOTAL FLAMINGO S. BID A/R.O.W.</b>			<b>55,686.04</b>		
6675	12/06/05	Gablesigns and Graphic Inc.	795.18	Historic Marker	Citywide Wayfinding
			<u>795.18</u>		
<b>TOTAL CITYWIDE WAYFINDING PROJECT</b>			<b>795.18</b>		
6660	11/14/05	The Courts At South Beach	3,973.44	Monthly Maint. Fees-Nov.and Dec. 2005	South Shore Library
6710	03/01/06	The Courts At South Beach	6,172.34	Monthly Maint. Fees-Jan.to March 2006	South Shore Library
			<u>10,145.78</u>		
<b>TOTAL SOUTH SHORE LIBRARY</b>			<b>10,145.78</b>		
6690	12/30/05	HDR Engineering	6,500.00	Professional Services	5th&Alton Transit Ctr.
			<u>6,500.00</u>		
<b>TOTAL 5TH&amp;ALTON TRANSIT CENTER</b>			<b>6,500.00</b>		
6714	03/10/06	City of Miami Beach	313.51	2005 CIP Chargeback	Flamingo Neigh-Lummus
			<u>313.51</u>		
<b>TOTAL FLAMINGO NEIGH-LUMMUS</b>			<b>313.51</b>		
<b>REPORT TOTAL</b>			<b>\$ 3,331,335.46</b>		

**ATTACHMENT “A”**

**SUMMARY OF MAJOR  
PROJECTS**

## **SOUTH POINTE PROJECTS (Planned and/or Underway)**

### **Project**

**Status - as of 04/24/06**

#### **South Pointe Streetscape Improvements Phase II**

On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 60% completion, however value engineering options were implemented and a revised 60% set of plans are were submitted in April 2006. Phase II construction is expected to begin in early 2007 and will require approximately 18 months to complete.

#### **Phase III, IV & V**

An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. An agreement was reached and was approved at the City Commission for contract award on May 18, 2005. The kick off meeting with Chen and Associates and City Departments was held on June 10, 2005. The first and second site reconnaissance meetings were held on June 17, 2005 and June 30, 2005, respectively. A Community Design Meeting (CDRM) was held on November 28, 2005. Chen and Associates has prepared a BODR which was presented at the GO Bond Oversight meeting on April 10, 2006, and approved by the City Commission during the April 11, 2006 meeting. Chen and Associates has been given the Notice to Proceed (NTP) with the Design Phase of the Project.

**Total CRA participation: \$27 Million**

#### **South Pointe Park**

The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. Commission contract award for a Master Plan was made on January 12, 2005 to Hargreaves and Associates and an initial NTP issued on January 18, 2005. The Basis of Design Report (BODR) was presented to the General Obligation Bond Oversight Committee on July 11, 2005 and was approved by the City Commission on July 27, 2005 and an appropriation of \$14,130,000 from the South Pointe Redevelopment Agency funds for the completion of the design and the construction of the project was made. As a result, Amendment No. 1 to Hargreaves' Agreement was executed on October 19, 2005 to include additional professional services required for project completion (Design Development, Bidding and Award, and Construction Administration services). On October 18, 2005, a schematic design approval was obtained from the Design Review Board (DRB), and on February 7, 2006, full approval was obtained. Hargreaves is continuing with the design development phase of the project and on March 6, 2006, Hargreaves provided a Pricing Package for City review. 100% Construction documents are expected by the end of May

## **Project**

**Status - as of 04/24/06**

### **South Pointe Park, concluded**

2006. On May 2, 2006, Hargreaves will be presenting proposed art for South Pointe Park (Art in Public Places) to the DRB as an amendment to the previous project approval.

**Total Project Cost:** \$14.4 Million

**Total CRA participation:** \$14.4 Million (\$5 Million to be reimbursed by County GO Bond)

### **Waste Water Booster Pump Station**

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment to CDM's contract was approved at the September 8, 2004 Commission Meeting, executed, and CDM given a Notice to Proceed (NTP). CDM has commenced the design process which is scheduled to be completed within ten (10) months. Construction costs are currently estimated in the range of \$11.4 to \$14.3 million. Cost savings previously contemplated for omission of the generator are not feasible as the current codes do not allow its elimination. CDW's were held on April 28, and July 28, 2005, respectively. The Community has reached a consensus on the need for the Booster Pump Station; however they requested that the Administration investigate alternate sites for its placement. A second coordination meeting was held with the Miami-Dade County Water and Sewer Department (MDWASD), on July 19, 2005, to discuss the sub-aqueous force mains planned to be installed from South Pointe to Fisher Island, and to Virginia Key. The City and its consultant has held several meetings with the underground contractor, visited local job sites, and obtained the opinion of probable cost for placing several building components below grade. The option, cost and one story above ground design scheme will be presented to the community on April 25, 2006.

The South Pointe Wastewater Master Booster Pump Station Project is being fully funded by the RDA.

**Total Project Cost:** TBD

**Total CRA participation:** TBD

**CITY CENTER**

**REDEVELOPMENT DISTRICT**

**FINANCIAL INFORMATION**

**FOR THE MONTH ENDED**

**MARCH 31, 2006**





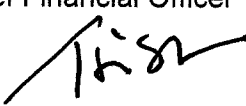
# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## REDEVELOPMENT AGENCY MEMORANDUM

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer

DATE: May 10, 2006 

SUBJECT: City Center Redevelopment District Financial Information  
For the Six Months Ended March 31, 2006

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

### Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through March 31, 2006 approximately \$348,491,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 112,894,000 - Incremental Ad Valorem tax;
- \$ 108,779,000 - Bond proceeds;
- \$ 27,499,000 - Loews Hotel Exercise Option;
- \$ 20,155,000 - Resort tax contributions;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 12,984,000 - Anchor Garage receipts;
- \$ 12,562,000 - Royal Palm Land Sale;
- \$ 10,162,000 - Interest income;
- \$ 8,235,000 - Loews Ground Lease receipts;
- \$ 3,387,000 - Anchor Shops receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts;
- \$ 402,000 - Cost of Issuance Proceeds-Series 2005; and,
- \$ 3,396,000 - From Various Sources.


On the expenditure side, approximately \$281,955,000 has been expended from October 1, 1993 through March 31, 2006.

These approximate expenditures were primarily made in the following areas:

- \$107,218,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 22,418,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,969,000 - African-American Hotel Project;
- \$ 10,016,000 - Collins Park Cultural Center;
- \$ 8,693,000 - Colony Theater;
- \$ 8,434,000 - Anchor Garage Operations;
- \$ 8,315,000 - Administrative Costs;
- \$ 4,736,000 - Beachwalk Project;
- \$ 4,414,000 - Miami City Ballet;
- \$ 2,794,000 - Community Policing;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 1,973,000 - Washington Avenue Streetscapes;
- \$ 1,443,000 - Lincoln Road Project;
- \$ 1,120,000 - Water & Wastewater Pump Station;
- \$ 1,081,000 - Capital Projects Maintenance;
- \$ 1,010,000 - R.O.W. Improvements;
- \$ 704,000 - Anchor Shops Operations;
- \$ 375,000 - Cost of Issuance-Series 2005A&B
- \$ 182,000 - Movie Theater Project; and,
- \$ 1,911,000 - Other Project Costs.

The cash balance as of March 31, 2006 is approximately \$66,536,000. This balance consisted of the following amounts:

- \$ 56,669,000 - Cash and Investments Balance;
- \$ 9,277,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 575,000 - Construction Accounts; and,
- \$ 15,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW: 

**SUMMARY OF**  
**CASH BASIS TRANSACTIONS**  
**FOR THE MONTH ENDED**  
**MARCH 31, 2006**

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1994 - 2006 (through March 31, 2006)**

	Prior Years	FY 2006	Total Rev./Expend.
<b>OPENING CASH/INVESTMENT BALANCE</b>	\$	\$ 52,045,056	
<b>REVENUE</b>			
- Tax increment - County	39,879,032	10,562,763	\$ 50,441,795
- Tax increment - City	46,922,548	13,566,213	60,488,761
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	1,138,607	805,728	1,944,335
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	11,708,065	1,126,836	12,834,901
- Anchor Garage deposit card receipts	21,106	1,240	22,346
- Anchor Shops rental income	3,008,856	300,398	3,309,254
- Anchor Shops rental deposits	67,011	11,200	78,211
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,234,784	-	8,234,784
- Loew Hotel - exercise option	27,498,975	-	27,498,975
- RDP Royal Palm Ground Lease Receipts	470,222	-	470,222
- RDP Royal Palm - Sale of Land	12,562,278.00	-	12,562,278
- Interest income	8,784,768	1,376,967	10,161,735
- Resort tax contributions	18,902,138	1,252,523	20,154,661
- Cost of Issuance Proceeds-Series 2005	402,221	-	402,221
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	978,117	97,012	1,075,129
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	97,587	-	97,587
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Miscellaneous	150,441	856	151,297
<b>TOTAL REVENUE</b>	<b>319,388,919</b>	<b>29,101,736</b>	<b>\$ 348,490,655</b>
<b>EXPENDITURES</b>			
<b><u>PROJECTS</u></b>			
African-American Hotel	(12,968,666)	-	(12,968,666)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,443,063)	-	(1,443,063)
Beachwalk	(4,168,770)	(567,219)	(4,735,989)
Collins Park Cultural Center	(9,684,120)	(331,710)	(10,015,830)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(7,697,383)	(995,678)	(8,693,061)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Project**  
**Fiscal Years 1994 - 2006 (through March 31, 2006)**

	Prior Years	FY 2006	Total Rev./Expend.
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(256,887)	-	(256,887)
10A Surface Lot-Lennox	(382,854)	-	(382,854)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(65,806)	(34,236)	(100,042)
New World Symphony	(23,870)	-	(23,870)
Washington Avenue Streetscape	(1,344,495)	(628,428)	(1,972,923)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(463,226)	(547,031)	(1,010,257)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Flamingo Neigh. South - Bid A	-	(5,366)	(5,366)
Flamingo Neigh. Lummus - Bid B	(12,190)	(953)	(13,143)
Flamingo Bid C - N/E/W Neigh.	(4,025)	-	(4,025)
Beachfront Restrooms	(36,720)	(61,442)	(98,162)
Water & Wastewater Pump Station	(87,747)	(1,032,119)	(1,119,866)
Miami City Ballet	(550,000)	(3,864,474)	(4,414,474)
Wayfinding Project	-	(1,517)	(1,517)
West Ave/Bay Road Neigh. Improve.	-	(7,200)	(7,200)
Multi-Purpose Building Adj. City Hall	-	(17,925)	(17,925)
Bass Museum	(488,175)	-	(488,175)
<b>Total Projects</b>	<b>(120,136,462)</b>	<b>(8,095,298)</b>	<b>(128,231,760)</b>
<b><u>CAPITAL PROJECTS MAINTENANCE</u></b>	<b>-</b>	<b>(1,080,538)</b>	<b>(1,080,538)</b>
<b><u>ADMINISTRATION</u></b>	<b>(7,737,457)</b>	<b>(577,345)</b>	<b>(8,314,802)</b>
<b><u>COST OF ISSUANCE-SERIES 2005A&amp;B</u></b>	<b>(268,397)</b>	<b>(106,650)</b>	<b>(375,047)</b>
<b><u>DEBT SERVICE/LOAN REPAYMENT</u></b>	<b>(106,319,196)</b>	<b>(3,283,750)</b>	<b>(109,602,946)</b>
<b><u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u></b>	<b>(22,418,132)</b>	<b>-</b>	<b>(22,418,132)</b>
<b><u>ANCHOR GARAGE OPERATIONS</u></b>	<b>(7,589,894)</b>	<b>(843,963)</b>	<b>(8,433,857)</b>
<b><u>ANCHOR SHOPS OPERATIONS</u></b>	<b>(642,727)</b>	<b>(61,517)</b>	<b>(704,244)</b>
<b><u>COMMUNITY POLICING</u></b>	<b>(2,231,597)</b>	<b>(561,960)</b>	<b>(2,793,557)</b>
<b>TOTAL EXPENDITURES</b>	<b>(267,343,862)</b>	<b>(14,611,021)</b>	<b>\$ (281,954,883)</b>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<b>\$ 52,045,056</b>	<b>\$ 66,535,771</b>	

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1994 - 2006 (through March 31, 2006)**

	Prior Years	FY 2006	Total Rev./Expend.
<b>OPENING CASH/INVESTMENT BALANCE</b>	\$	\$ 52,045,056	
<b>REVENUE</b>			
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- Anchor Shops rental deposits	67,011	11,200	78,211
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- Loew Hotel - exercise option	27,498,975	-	27,498,975
- RDP Royal Palm Ground Lease Receipts	470,222	-	470,222
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- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	978,117	97,012	1,075,129
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	97,587	-	97,587
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Miscellaneous	150,441	856	151,297
<b>TOTAL REVENUE</b>	<b>319,388,919</b>	<b>29,101,736</b>	<b>\$ 348,490,655</b>
<b>EXPENDITURES</b>			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,601,474)	(184,076)	(48,785,550)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(55,496)	-	(55,496)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,770,339)	-	(2,770,339)

**Redevelopment Agency - City Center/Historic Convention Village**  
**Summary of Cash Basis Transactions by Expenditure Type**  
**Fiscal Years 1994 - 2006 (through March 31, 2006)**

	Prior Years	FY 2006	Total Rev./Expend.
Lighting	(60,805)	-	(60,805)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(445,076)	-	(445,076)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(4,885,636)	(714,853)	(5,600,489)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(960,522)	-	(960,522)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(69,158)	-	(69,158)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(336,532)	-	(336,532)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
<b>Total</b>	<b>(108,256,718)</b>	<b>(898,929)</b>	<b>(109,155,647)</b>
<b>- Miscellaneous Projects</b>	<b>(11,879,744)</b>	<b>(7,196,369)</b>	<b>(19,076,113)</b>
<b>Total Projects</b>	<b>(120,136,462)</b>	<b>(8,095,298)</b>	<b>(128,231,760)</b>
<b><u>CAPITAL PROJECTS MAINTENANCE</u></b>	<b>-</b>	<b>(1,080,538)</b>	<b>(1,080,538)</b>
<b><u>COST OF ISSUANCE-SERIES 2005A&amp;B</u></b>	<b>(268,397)</b>	<b>(106,650)</b>	<b>(375,047)</b>
<b><u>ADMINISTRATION</u></b>	<b>(7,737,457)</b>	<b>(577,345)</b>	<b>(8,314,802)</b>
<b><u>DEBT SERVICE/LOAN REPAYMENT</u></b>	<b>(106,319,196)</b>	<b>(3,283,750)</b>	<b>(109,602,946)</b>
<b><u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u></b>	<b>(22,418,132)</b>	<b>-</b>	<b>(22,418,132)</b>
<b><u>ANCHOR GARAGE OPERATIONS</u></b>	<b>(7,589,894)</b>	<b>(843,963)</b>	<b>(8,433,857)</b>
<b><u>ANCHOR SHOPS OPERATIONS</u></b>	<b>(642,727)</b>	<b>(61,517)</b>	<b>(704,244)</b>
<b><u>COMMUNITY POLICING</u></b>	<b>(2,231,597)</b>	<b>(561,960)</b>	<b>(2,793,557)</b>
<b>TOTAL EXPENDITURES</b>	<b>(267,343,862)</b>	<b>(14,611,021)</b>	<b>\$ (281,954,883)</b>
<b>ENDING CASH/INVSTMT. BALANCE</b>	<b>\$ 52,045,056</b>	<b>\$ 66,535,771</b>	

**CHECK & WIRE TRANSFER  
REGISTER**

**SORTED BY**

**PROJECT & TYPE OF  
EXPENDITURE**

**FOR THE MONTH ENDED  
MARCH 31, 2006**



**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4998	01/18/06	***Void***	0.00		Administration
5066	03/06/06	***Void***	0.00		Administration
			<u>0.00</u>		
4910	11/15/05	Wachovia Bank NA	5,387.50	Trustee Fees 1996A&B Series	Administration
			<u>5,387.50</u>		
4930	12/02/05	Sandra Ortiz	5.00		Administration
			<u>5.00</u>		
4873	10/07/05	Office Depot	473.24	Office Supplies	Administration
5042	02/17/06	City of Miami Beach	611.13	Office Supplies	Administration
5052	03/01/06	Tampa Envelope MFG & Paper Co.	100.00	Office Supplies	Administration
5075	03/08/06	Office Depot	23.34	Office Supplies	Administration
5105	03/24/06	Office Depot	34.58	Office Supplies	Administration
5114	03/31/06	Office Depot	703.88	Office Supplies	Administration
			<u>1,946.17</u>		
4897	11/02/05	MBIA-Municipal Investors Service	2,010.88	Advisory Services-Sept. 2005	Administration
4902	11/09/05	Federal Express Corp.	49.96	Delivery Service	Administration
4917	11/17/05	First Southwest Asset. Management	5,250.00	Prof.Services/ Arbitrage	Administration
4937	12/06/05	MBIA-Municipal Investors Service	1,809.64	Advisory Services-Oct. 2005	Administration
Wire	12/30/05	City of Miami Beach	414,000.00	Annual Management Fees	Administration
4981	01/05/06	KPMG LLP	7,000.00	Audit Fees	Administration
4982	01/05/06	MBIA-Municipal Investors Service	1,809.95	Advisory Services-Nov.2005	Administration
4990	01/17/06	National Time Systems Inc.	339.50	Half of Time Clock	Administration
5000	01/19/06	Comet Courier Corp.	19.89	Delivery Service	Administration
5002	01/19/06	International Data Depository	37.12	Delivery Service	Administration
5004	01/19/06	The Miami Herald	121.86	Subscription 1/10/06-1/02/07	Administration
5006	01/24/06	Bonde Kent	88.00	Reimb. Fees	Administration
5018	02/02/06	Department of Community Affairs	225.00	FY05/06 Special District Fee	Administration
5043	02/17/06	International Data Depository	17.64	Delivery Service	Administration
5064	03/06/06	KPMG LLP	6,000.00	Audit Fees	Administration
5076	03/08/06	Toshiba Business Solutions	385.77	Copier Rental	Administration
5081	03/10/06	Federal Express Corp.	46.83	Delivery Service	Administration
5084	03/15/06	Squire, Sanders & Dempsey	1,150.00	General Advise/Affordable Housing	Administration
5104	03/24/06	Lorman Education Services	329.00	Registration Fees	Administration
5106	03/24/06	Toshiba Business Solutions	385.77	Copier Rental	Administration
5111	03/27/06	KPMG LLP	4,500.00	Audit Fees	Administration
			<u>445,576.81</u>		
<b>TOTAL ADMINISTRATION</b>			<b>452,915.48</b>		
4947	12/15/05	City of Miami Beach	6,210.00	Correction to Fiscal Year 05 Adm.Fee.(Interlocal)	Interlocal Agree. Adm. Fees
			<u>6,210.00</u>		
<b>TOTAL INTERLOCAL AGREEMENT ADM. FEE</b>			<b>6,210.00</b>		
4872	10/07/05	Neighborhood Maintenance Inc.	44,640.00	Cleanup and Maintenance-Beachwalk	Capital Maintenance
4962	12/21/05	City of Miami Beach	20,147.93	Maintenance-Bass Museum	Capital Maintenance
4962	12/21/05	City of Miami Beach	207,485.90	Maintenance-Beachwalk	Capital Maintenance
4962	12/21/05	City of Miami Beach	479,703.24	Maintenance-Lincoln Road (Prop Mgmt)	Capital Maintenance
4962	12/21/05	City of Miami Beach	328,560.62	Maintenance-Lincoln Road (SBST)	Capital Maintenance
			<u>1,080,537.69</u>		
<b>TOTAL CAPITAL MAINTENANCE</b>			<b>1,080,537.69</b>		
4877	10/07/05	Internal Intelligence Service	1,963.08	Security Service	Community Policing
4884	10/12/05	Internal Intelligence Service	11,491.20	Security Service	Community Policing
4887	10/14/05	City of Miami Beach	6,748.12	Reimb.CMB - Visa	Community Policing
4899	11/02/05	Positive Promotions	1,677.39	Halloween Safety Economy Value Pack	Community Policing
4900	11/04/05	Internal Intelligence Service	4,788.00	Security Service	Community Policing
4908	11/15/05	National Self-Defense Institute	1,925.00	Special Training	Community Policing
4913	11/16/05	City of Miami Beach	540.10	Reimb.CMB - Visa	Community Policing
4923	11/30/05	Florida Crime Prevention	5,250.00	Training 10/03/05-10/11/05	Community Policing
4924	11/30/05	Internal Intelligence Service	25,310.57	Security Service	Community Policing
4934	12/02/05	Internal Intelligence Service	13,238.82	Security Service	Community Policing
4942	12/09/05	Florida Graffiti Control Inc.	2,600.00	Graffiti Removal	Community Policing
4945	12/12/05	Internal Intelligence Service	13,146.05	Security Service	Community Policing
4953	12/15/05	Paul Acosta	268.00	Reimb. forTravel-Nat.Crime Prev.Council 05.	Community Policing
4956	12/19/05	Motorola Inc.	41,911.00	10 Astro Digital XTS3000	Community Policing
4962	12/21/05	City of Miami Beach	100,000.00	Reimb.Sanitation-Services.	Community Policing

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4970	12/27/05	Safety Zone Specialists Inc.	3,556.90	Cones, Barricades & Signs	Community Policing
4973	12/27/05	City of Miami Beach	26,065.60	Internal Charges for com.-phones-FY 2005	Community Policing
4975	12/30/05	City of Miami Beach	121,030.55	Community Policing Pension FY 2005	Community Policing
4980	01/05/06	Internal Intelligence Service	6,487.74	Security Service	Community Policing
4988	01/10/06	Internal Intelligence Service	12,757.03	Security Service	Community Policing
4989	01/11/06	City of Miami Beach	1,804.64	Reimb. CMB for credit card payments	Community Policing
4993	01/17/06	Internal Intelligence Service	13,205.90	Security Service	Community Policing
5010	01/26/06	Rayside Truck & Trailer Inc.	4,604.00	Cargo Trailer for Barricades, Cones, etc.	Community Policing
5012	01/27/06	Internal Intelligence Service	6,242.36	Security Service	Community Policing
5017	01/31/06	Florida Crime Prevention	325.00	Reg. Javier Matias/ Crime Prevention	Community Policing
5025	02/08/06	City of Miami Beach	1,440.91	Reimb.CMB for credit card payments	Community Policing
5028	02/10/06	Internal Intelligence Service	12,745.06	Security Service	Community Policing
5040	02/16/06	Internal Intelligence Service	6,493.73	Security Service	Community Policing
5047	02/27/06	Royal Rent A Car Systems	1,653.60	Temporary Leased Vehicles/R.D.A.	Community Policing
5056	03/03/06	City of Miami Beach	600.48	Reimb.CMB for credit card payments	Community Policing
5063	03/06/06	Internal Intelligence Service	19,229.82	Security Service	Community Policing
5082	03/15/06	City of Miami Beach	71,985.65	Reimb.CMB for Salaries & Benefits	Community Policing
5086	03/16/06	FCPTI	125.00	Convenience Store Insp. Training	Community Policing
5095	03/21/06	Advanced Public Safety	750.00	Annual License for Pocket Citations	Community Policing
5110	03/27/06	Internal Intelligence Service	19,998.88	Security Service	Community Policing
			<u>561,960.18</u>		
<b>TOTAL COMMUNITY POLICING</b>			<b>561,960.18</b>		
Wire	02/17/06	Wachovia Bank	8,854,120.54	Transfer for 6/06 & 12/06 D.S. (from GF)	Debt Service Funding
			<u>8,854,120.54</u>		
Wire	12/01/05	Wachovia Bank	750,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	195,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	780,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	275,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	253,388.13	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	483,779.13	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	26,055.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	445,220.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	11,445.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	63,862.50	Debt Service Payment-Interest	Debt Service Payment
			<u>3,283,749.76</u>		
4888	10/14/05	City of Miami Beach	663.93	Reimb.CMB - Visa	Series 2005 Bond Issue Cost
Wire	10/19/05	Standards & Poor's	25,500.00	S&P Rating for new bond issue	Series 2005 Bond Issue Cost
4898	11/02/05	Moody's Investors Service	19,750.00	S&P Rating for new bond issue	Series 2005 Bond Issue Cost
4911	11/15/05	Wachovia Bank NA	1,250.00	Fees for 2005A&B Series	Series 2005 Bond Issue Cost
4925	11/30/05	Wachovia Bank NA	3,750.00	Fees for 2005A&B Series	Series 2005 Bond Issue Cost
4965	12/27/05	City of Miami Beach	31,500.00	Fees for 2005A Series	Series 2005 Bond Issue Cost
4965	12/27/05	City of Miami Beach	18,500.00	Fees for 2005B Series	Series 2005 Bond Issue Cost
5059	03/06/06	Bethel Bindery Inc.	1,736.05	Set of Legal Bibles	Series 2005 Bond Issue Cost
5069	03/06/06	Wachovia Bank NA	4,000.00	Fees for 2005A&B Series	Series 2005 Bond Issue Cost
			<u>106,649.98</u>		
<b>TOTAL DEBT SERVICE</b>			<b>12,244,520.28</b>		
Wire	12/03/05	Fiduciary Trust International	55,664.11	Accrued interest on investments purchased	Accrued Invest. Interest
Wire	03/09/06	Fiduciary Trust International	62,554.95	Accrued interest on investments purchased	Accrued Invest. Interest
			<u>118,219.06</u>		
<b>TOTAL ACCRUED INVESTMENT INTEREST</b>			<b>118,219.06</b>		
4889	10/19/05	Armor Security Inc.	9,380.42	Security Services	Anchor Garage Operations
4901	11/07/05	Internal Intelligence Service	9,525.13	Security Services	Anchor Garage Operations
4924	11/30/05	Internal Intelligence Service	1,301.74	Security Services	Anchor Garage Operations
4943	12/09/05	Internal Intelligence Service	3,716.70	Security Services	Anchor Garage Operations
4955	12/19/05	Internal Intelligence Service	3,821.42	Security Services	Anchor Garage Operations
4967	12/27/05	Internal Intelligence Service	3,830.40	Security Services	Anchor Garage Operations
4980	01/05/06	Internal Intelligence Service	1,915.20	Security Services	Anchor Garage Operations
4993	01/17/06	Internal Intelligence Service	1,804.48	Security Services	Anchor Garage Operations
5024	02/03/06	Internal Intelligence Service	3,746.61	Security Services	Anchor Garage Operations
5032	02/13/06	Internal Intelligence Service	3,830.40	Security Services	Anchor Garage Operations
5063	03/06/06	Internal Intelligence Service	3,827.41	Security Services	Anchor Garage Operations
5089	03/16/06	Internal Intelligence Service	2,094.75	Security Services	Anchor Garage Operations

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5101	03/21/06	Internal Intelligence Service	1,915.20	Security Services	Anchor Garage Operations
5110	03/27/06	Internal Intelligence Service	4,030.91	Security Services	Anchor Garage Operations
			<u>54,740.77</u>		
4922	11/30/05	Best Maintenance & Janitorial	18,484.00	Janitorial Service	Anchor Garage Operations
4961	12/21/05	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
4985	01/10/06	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
5058	03/06/06	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
5097	03/21/06	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
			<u>55,452.00</u>		
4893	10/21/05	City of Miami Beach	5,140.56	Property Management Work	Anchor Garage Operations
4916	11/17/05	City of Miami Beach	1,612.82	Property Management Work	Anchor Garage Operations
4944	12/12/05	City of Miami Beach	183.62	Property Management Work	Anchor Garage Operations
4999	01/19/06	City of Miami Beach	7,815.10	Property Management Work	Anchor Garage Operations
5042	02/17/06	City of Miami Beach	7,236.08	Property Management Work	Anchor Garage Operations
5085	03/16/06	City of Miami Beach	8,561.80	Property Management Work	Anchor Garage Operations
			<u>30,549.98</u>		
4905	11/15/05	City of Miami Beach	1,096.78	Waste & Storm Water Impact Fee Oct.2005	Anchor Garage Operations
4932	12/02/05	City of Miami Beach	1,103.37	Waste & Storm Water Impact Fee Nov.2005	Anchor Garage Operations
4965	12/27/05	City of Miami Beach	1,195.32	Waste & Storm Water Impact Fee Dec.2005	Anchor Garage Operations
5023	02/03/06	City of Miami Beach	1,599.65	Waste & Storm Water Impact Fee Jan. 2006	Anchor Garage Operations
5060	03/06/06	City of Miami Beach	1,318.66	Waste & Storm Water Impact Fee Feb. 2006	Anchor Garage Operations
			<u>6,313.98</u>		
4952	12/15/05	Waste Management of Dade County	358.02	Waste Management Oct.-Nov. 2005	Anchor Garage Operations
4983	01/05/06	Waste Management of Dade County	179.01	Waste Management Dec. 2005	Anchor Garage Operations
4994	01/17/06	Waste Management of Dade County	179.01	Waste Management Jan. 2006	Anchor Garage Operations
5049	02/27/06	Waste Management of Dade County	179.01	Waste Management Feb. 2006	Anchor Garage Operations
5103	03/21/06	Waste Management of Dade County	179.01	Waste Management March 2007	Anchor Garage Operations
			<u>1,074.06</u>		
4881	10/07/05	Aventura Limousine	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4882	10/07/05	Miami Gay & Lesbian Film Festival	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4909	11/15/05	Roelof Degroot	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5014	01/27/06	Original Media	240.00	Return Parking Access Card Deposit	Anchor Garage Operations
5015	01/27/06	Hyun Jyong Lee	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5016	01/27/06	Jose Figueras	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5029	02/10/06	Andrea Fisher	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5034	02/13/06	Louis Santangelo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5077	03/08/06	Eduardo Rabago	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5078	03/08/06	William T. Williams	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5118	03/31/06	Anthony Volpe	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>360.00</u>		
4918	11/23/05	Miami-Dade Tax Collector	343,683.35	Property Taxes/Folio#02-3234-019-1090	Anchor Garage Operations
5113	03/31/06	Miami-Dade Tax Collector	37,063.38	Property Taxes Bal. Due for 2003	Anchor Garage Operations
			<u>380,746.73</u>		
4919	11/23/05	BellSouth	125.18	Miscellaneous-Telephone Service	Anchor Garage Operations
4926	12/01/05	BellSouth	138.99	Miscellaneous-Telephone Service	Anchor Garage Operations
4964	12/27/05	BellSouth	124.25	Miscellaneous-Telephone Service	Anchor Garage Operations
5021	02/03/06	BellSouth	126.68	Miscellaneous-Telephone Service	Anchor Garage Operations
5053	03/01/06	BellSouth	128.78	Miscellaneous-Telephone Service	Anchor Garage Operations
5107	03/27/06	BellSouth	123.23	Miscellaneous-Telephone Service	Anchor Garage Operations
			<u>767.11</u>		
4875	10/07/05	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
4931	12/02/05	Brinks Inc.	866.00	Brinks Services	Anchor Garage Operations
4979	01/05/06	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
5022	02/03/06	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
5054	03/01/06	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
5116	03/31/06	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
			<u>3,031.00</u>		
4921	11/23/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4927	12/01/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4933	12/02/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4986	01/10/06	Consolidated Parking Equipment	407.48	Federal ADP parking equipment	Anchor Garage Operations
5005	01/20/06	Consolidated Parking Equipment	775.00	Federal ADP parking equipment	Anchor Garage Operations
5019	02/02/06	Consolidated Parking Equipment	1,125.82	Federal ADP parking equipment/ Serv.Maint.	Anchor Garage Operations
5061	03/06/06	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
5108	03/24/06	Consolidated Parking Equipment	515.85	Software Upgrade	Anchor Garage Operations
5117	03/31/06	Consolidated Parking Equipment	311.50	Cards	Anchor Garage Operations
			<u>6,235.65</u>		

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4966	12/27/05	Country Bills Lawn Maint. Inc.	342.00	Lawn Maintenance	Anchor Garage Operations
4987	01/10/06	Country Bills Lawn Maint. Inc.	190.00	Lawn Maintenance	Anchor Garage Operations
5045	02/27/06	Country Bills Lawn Maint. Inc.	152.00	Lawn Maintenance	Anchor Garage Operations
5099	03/21/06	Country Bills Lawn Maint. Inc.	152.00	Lawn Maintenance	Anchor Garage Operations
			<u>836.00</u>		
4878	10/07/05	Miami Fire Equipment	106.35	Equipment Replacement	Anchor Garage Operations
4940	12/07/05	City of Miami Beach	179.01	Reimb.CMB for credit card payments	Anchor Garage Operations
4971	12/27/05	Southland Printing Co.	1,956.00	Spitter Tickets	Anchor Garage Operations
4978	01/05/06	Aerway Integration	750.00	Maint&Monitor 10/1/05-12/31/05	Anchor Garage Operations
5009	01/26/06	Miami Fire Equipment	179.60	Fire Code Inspection	Anchor Garage Operations
5013	01/27/06	City of Miami Beach	606.00	Annual Elevator Billings	Anchor Garage Operations
5025	02/08/06	City of Miami Beach	89.94	Reimb.CMB for credit card payments	Anchor Garage Operations
5109	03/27/06	Haig's Service Corp	1,500.00	Alarm System Maintenance	Anchor Garage Operations
			<u>5,366.90</u>		
5011	01/26/06	Thyssenkrupp Elevator	3,541.94	Elevator Service( Nov.05- Jan. 06)	Anchor Garage Operations
5048	02/27/06	Thyssenkrupp Elevator	484.50	Elevator Service Call On 01/25/06	Anchor Garage Operations
5068	03/06/06	Thyssenkrupp Elevator	3,808.64	Elevator Service (02/01/06)	Anchor Garage Operations
			<u>7,835.08</u>		
4896	11/02/05	FPL	3,789.76	Electricity	Anchor Garage Operations
4907	11/15/05	FPL	3,322.03	Electricity	Anchor Garage Operations
4948	12/15/05	FPL	3,980.87	Electricity	Anchor Garage Operations
4992	01/17/06	FPL	5,229.08	Electricity	Anchor Garage Operations
5039	02/16/06	FPL	4,858.47	Electricity	Anchor Garage Operations
5088	03/16/06	FPL	4,835.47	Electricity	Anchor Garage Operations
			<u>26,015.68</u>		
5031	02/10/06	Miami Beach Redevelopment, Inc	31,334.94	Facility Use / Usage Fee	Anchor Garage Operations
5094	03/21/06	Miami Beach Redevelopment, Inc	27,355.45	Facility Use / Usage Fee	Anchor Garage Operations
			<u>58,690.39</u>		
4874	10/07/05	APCOA/ Standard Parking	22,027.59	Salary Reimbursements	Anchor Garage Operations
4936	12/06/05	APCOA/ Standard Parking	20,749.46	Salary Reimbursements	Anchor Garage Operations
4951	12/15/05	APCOA/ Standard Parking	7,674.13	Salary Reimbursements	Anchor Garage Operations
4954	12/19/05	APCOA/ Standard Parking	11,184.74	Salary Reimbursements	Anchor Garage Operations
4984	01/10/06	APCOA/ Standard Parking	10,700.74	Salary Reimbursements	Anchor Garage Operations
4991	01/17/06	APCOA/ Standard Parking	10,893.65	Salary Reimbursements	Anchor Garage Operations
5020	02/03/06	APCOA/ Standard Parking	10,877.29	Salary Reimbursements	Anchor Garage Operations
5057	03/06/06	APCOA/ Standard Parking	23,075.88	Salary Reimbursements	Anchor Garage Operations
5096	03/21/06	APCOA/ Standard Parking	10,763.04	Salary Reimbursements	Anchor Garage Operations
5115	03/31/06	APCOA/ Standard Parking	11,197.68	Salary Reimbursements	Anchor Garage Operations
			<u>139,144.20</u>		
Wire	10/19/05	Florida Department of Revenue	8,428.95	Sales Tax	Anchor Garage Operations
Wire	11/19/05	Florida Department of Revenue	9,952.25	Sales Tax	Anchor Garage Operations
Wire	12/19/05	Florida Department of Revenue	11,215.76	Sales Tax	Anchor Garage Operations
Wire	01/19/06	Florida Department of Revenue	11,239.20	Sales Tax	Anchor Garage Operations
Wire	02/17/06	Florida Department of Revenue	13,195.02	Sales Tax	Anchor Garage Operations
Wire	03/17/06	Florida Department of Revenue	12,772.62	Sales Tax	Anchor Garage Operations
			<u>66,803.80</u>		
<b>TOTAL ANCHOR GARAGE OPER.</b>			<b>843,963.33</b>		
4918	11/23/05	Miami-Dade Tax Collector	10,629.38	Property Taxes/Folio# 02-3234-019-1090	Anchor Shops Oper.
5113	03/31/06	Miami-Dade Tax Collector	1,146.29	Property Taxes Bal. Due for 2003	Anchor Shops Oper.
			<u>11,775.67</u>		
4903	11/09/05	Miami Beach Community Development Corp	6,050.75	Monthly Fees - September 2005	Anchor Shops Oper.
4929	12/02/05	Miami Beach Community Development Corp	3,735.50	Monthly Fees - October 2005	Anchor Shops Oper.
4950	12/15/05	Miami Beach Community Development Corp	3,717.24	Monthly Fees- November 2005	Anchor Shops Oper.
5003	01/19/06	Miami Beach Community Development Corp	3,946.73	Monthly Fees - December 2005	Anchor Shops Oper.
			<u>17,450.22</u>		
4974	12/27/05	Comet Courier Corp.	15.09	Miscellaneous	Anchor Shops Oper.
5001	01/19/06	Cushman & wakefield of Florida	4,792.84	Third/Final Payment(Training Camp S. Beach 06)	Anchor Shops Oper.
5008	01/26/06	FHP Tectonics Corp.	5,577.07	Anchor Garage/Shops Fencing	Anchor Shops Oper.
5051	03/01/06	Comet Courier Corp.	33.97	Miscellaneous	Anchor Shops Oper.
5067	03/06/06	The Gordian Group	138.98	Anchor Garage/Shops Fencing	Anchor Shops Oper.
5087	03/16/06	FHP Tectonics Corp.	2,761.70	Anchor Garage/Shops Fencing	Anchor Shops Oper.
			<u>13,319.65</u>		

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	10/19/05	Florida Department of Revenue	4,041.61	Sales Tax	Anchor Shops Oper.
Wire	11/19/05	Florida Department of Revenue	2,753.11	Sales Tax	Anchor Shops Oper.
Wire	12/19/05	Florida Department of Revenue	3,602.02	Sales Tax	Anchor Shops Oper.
Wire	01/19/06	Florida Department of Revenue	3,089.58	Sales Tax	Anchor Shops Oper.
Wire	02/17/06	Florida Department of Revenue	2,732.08	Sales Tax	Anchor Shops Oper.
Wire	03/17/06	Florida Department of Revenue	2,753.11	Sales Tax	Anchor Shops Oper.
			<u>18,971.51</u>		
<b>TOTAL ANCHOR SHOPS OPER.</b>			<b>61,517.05</b>		
4885	10/12/05	Pass International Inc.	55,598.03	Construction work-Library Demolition	Collins Park Cultural Center
4890	10/19/05	Pass International Inc.	10,561.68	Construction work-Library Demolition	Collins Park Cultural Center
4892	10/21/05	McHarry & Associates Inc	12,653.72	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
4960	12/19/05	URS Construction Services	12,760.78	Library-Program Management	Collins Park Cultural Center
4963	12/19/05	Pass International Inc.	55,909.46	Construction work-Library Demolition	Collins Park Cultural Center
4968	12/27/05	McHarry & Associates Inc	88,848.00	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
5026	02/08/06	The Tower Group Inc.	62,007.11	Construction work-Library	Collins Park Cultural Center
5041	02/16/06	McHarry & Associates Inc	28,971.00	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
5090	03/16/06	McHarry & Associates Inc	4,400.00	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
			<u>331,709.78</u>		
<b>TOTAL COLLINS PARK CULTURAL CENTER</b>			<b>331,709.78</b>		
5073	03/08/06	City of Miami Beach	5,897.87	Reimb.CMB for Credit Card Payments	Colony Theater Restoration
5074	03/08/06	Florida Trust For Historic Preservation	17,500.00	Conservation Easement Monitor Fee	Colony Theater Restoration
5093	03/16/06	Thomas W. Ruff & Co.	19,211.15	Furniture for Colony Theater	Colony Theater Restoration
5100	03/21/06	Creative Carpet Concepts	8,706.80	Carpet for Colony Theater	Colony Theater Restoration
			<u>51,315.82</u>		
4949	12/15/05	McCartney Construction Co	114,107.57	Construction Costs	Colony Theater Restoration
5050	02/27/06	URS Construction Services	10,825.00	Construction Costs	Colony Theater Restoration
5065	03/06/06	Mavco ex Miami Audio Visual	24,334.12	Construction Costs	Colony Theater Restoration
5070	03/08/06	Irwin Seating Company	105,963.77	Construction Costs	Colony Theater Restoration
5071	03/08/06	McCartney Construction Co	82,965.45	Construction Costs	Colony Theater Restoration
5072	03/08/06	Miami Stagecraft	132,410.00	Construction Costs	Colony Theater Restoration
5112	03/31/06	McCartney Construction Co	111,205.31	Construction Costs	Colony Theater Restoration
			<u>581,811.22</u>		
4876	10/07/05	Interamerica Stage Inc.	14,191.38	Professional Services	Colony Theater Restoration
4880	10/07/05	R.J. Heisentbottle Architects	9,015.46	Professional Services	Colony Theater Restoration
4891	10/20/05	McCartney Construction CO.	159,546.81	Construction Services	Colony Theater Restoration
4912	11/16/05	McCartney Construction CO.	142,152.20	Professional Services	Colony Theater Restoration
4969	12/27/05	R.J. Heisentbottle Architects	14,649.73	Professional Services	Colony Theater Restoration
5027	02/10/06	Interamerica Stage Inc.	10,786.31	Professional Services	Colony Theater Restoration
5033	02/13/06	Miami Stagecraft	8,878.00	Professional Services	Colony Theater Restoration
5062	03/06/06	Federal Millwork	2,083.04	Professional Services	Colony Theater Restoration
5091	03/16/06	R.J. Heisentbottle Architects	663.17	Professional Services	Colony Theater Restoration
5102	03/21/06	R.J. Heisentbottle Architects	584.49	Professional Services	Colony Theater Restoration
			<u>362,550.59</u>		
<b>TOTAL COLONY THEATER RESTORATION</b>			<b>995,677.63</b>		
4879	10/07/05	National Construction Rentals	25.00	Construction Fence Rental	Beachwalk Project
4887	10/14/05	City of Miami Beach	450.00	Reimb. CMB for Visa (Miami Cordage)	Beachwalk Project
4906	11/15/05	Forms & Surfaces	11,586.57	Turtle Sensitive Shields	Beachwalk Project
4935	12/05/05	CW Construction	121,770.00	Construction Serv.for 18th St. End.	Beachwalk Project
4946	12/12/05	National Construction Rentals	25.00	Construction Fence Rental	Beachwalk Project
5035	02/13/06	The Gordian Group	5,856.00	Gordian Group Fee For 18th St. End.	Beachwalk Project
5038	02/16/06	CW Construction	226,895.41	Construction Serv.for 18th St. End.	Beachwalk Project
5046	02/27/06	National Construction Rentals	75.00	Construction Fence Rental	Beachwalk Project
			<u>366,682.98</u>		
4886	10/12/05	R.L. Saum Construction CO	17,155.60	Professional Services	Beachwalk Project
4894	10/21/05	Coastal Systems International	933.80	Professional Services	Beachwalk Project
4928	12/02/05	Coastal Systems International	10,032.53	Professional Services	Beachwalk Project
4977	01/05/06	Coastal Systems International	1,307.46	Professional Services	Beachwalk Project
5030	02/10/06	Coastal Systems International	328.00	Professional Services	Beachwalk Project

**Redevelopment Agency - City Center District**  
**Check & Wire Transfer Register by Project & Type of Expense**  
**Fiscal Year 2006 (through March 31, 2006)**

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5083	03/15/06	Coastal Systems International	1,577.20	Professional Services	Beachwalk Project
5092	03/16/06	R.L. Saum Construction CO	169,202.17	Professional Services	Beachwalk Project
			<u>200,536.76</u>		
<b>TOTAL BEACHWALK PROJECT</b>			<b>567,219.74</b>		
4895	11/01/05	Tran Construction Inc.	6,318.74	Construction services	Beachfront Restrooms
4959	12/19/05	Tran Construction Inc.	19,344.25	Construction services	Beachfront Restrooms
4995	01/17/06	Tran Construction Inc.	17,301.87	Construction services	Beachfront Restrooms
5055	03/02/06	Tran Construction Inc.	18,477.29	Construction services	Beachfront Restrooms
			<u>61,442.15</u>		
<b>TOTAL BEACHFRONT RESTROOMS</b>			<b>61,442.15</b>		
4883	10/10/05	Hazen and Sawyer PC	13,541.62	Professional Service	Conv.Ctr. Storm Water Improv
4939	12/06/05	Hazen and Sawyer PC	4,520.80	Professional Services	Conv.Ctr. Storm Water Improv
4997	01/18/06	Hazen and Sawyer PC	5,309.39	Professional Services	Conv.Ctr. Storm Water Improv
5079	03/09/06	Hazen and Sawyer PC	10,864.32	Professional Services	Conv.Ctr. Storm Water Improv
			<u>34,236.13</u>		
<b>TOTAL CONV. CTR. STORM WATER IMPROV</b>			<b>34,236.13</b>		
4871	10/05/05	Ric-Man International Inc.	47,772.33	ROW Infrastructure Improvements	Washington Ave. Streetscape
4914	11/16/05	Ric-Man International Inc.	566,488.97	ROW Infrastructure Improvements	Washington Ave. Streetscape
5080	03/10/06	City of Miami Beach	14,166.58	2005 CIP Chargeback	Washington Ave. Streetscape
			<u>628,427.88</u>		
<b>TOTAL WASHINGTON AVE. STREETSCAPE</b>			<b>628,427.88</b>		
4920	11/23/05	Chen & Associates	55,928.36	Professional Services	R.O.W.
4941	12/09/05	Chen & Associates	68,629.64	Professional Services	R.O.W.
4972	12/27/05	Chen & Associates	52,988.70	Professional Services	R.O.W.
5037	02/16/06	Chen & Associates	145,948.02	Professional Services	R.O.W.
5080	03/10/06	City of Miami Beach	172,238.36	2005 CIP Chargeback	R.O.W.
5098	03/21/06	Chen & Associates	51,298.03	Professional Services	R.O.W.
			<u>547,031.11</u>		
<b>TOTAL R.O.W. - CONV. CENTER STSCPE</b>			<b>547,031.11</b>		
4904	11/09/05	Tew Cardenas LLP	13,481.59	Prof.Services/ Miami City Ballet	Miami City Ballet
4915	11/17/05	Tew Cardenas LLP	992.90	Prof.Services/ Miami City Ballet	Miami City Ballet
4957	12/19/05	Tew Cardenas LLP	599.14	Prof.Services/Miami City Ballet	Miami City Ballet
Wire	02/09/06	tew Cardenas LLP (Escrow Account)	3,849,400.42	Purchase of Miami City Ballet Building	Miami City Ballet
			<u>3,864,474.05</u>		
<b>TOTAL MIAMI CITY BALLE</b>			<b>3,864,474.05</b>		
4958	12/19/05	Widell Inc	363,079.71	Construction Services	Wtr & Wastewtr Pump Station
4996	01/18/06	Camp Dresser & McKee Inc.	17,023.83	Professional Services	Wtr & Wastewtr Pump Station
5007	01/24/06	Widell Inc	609,732.98	Construction Services	Wtr & Wastewtr Pump Station
5044	02/17/06	Camp Dresser & McKee Inc.	2,382.53	Professional Services	Wtr & Wastewtr Pump Station
5080	03/10/06	City of Miami Beach	39,900.00	2005 CIP Chargeback	Wtr & Wastewtr Pump Station
			<u>1,032,119.05</u>		
<b>TOTAL WTR &amp; WASTEWTR PUMP STATION</b>			<b>1,032,119.05</b>		
5080	03/10/06	City of Miami Beach	5,366.33	2005 CIP Chargeback	Flamingo Neigh.-South (Bid A)
			<u>5,366.33</u>		
<b>TOTAL FLAMINGO NEIGH.-SOUTH (BID A)</b>			<b>5,366.33</b>		
5080	03/10/06	City of Miami Beach	7,200.00	2005 CIP Chargeback	West Ave/Bay Rd.Neigh.Imp.
			<u>7,200.00</u>		
<b>TOTAL WEST AVE/BAY RD.NEIGH.IMP.</b>			<b>7,200.00</b>		

Redevelopment Agency - City Center District  
Check & Wire Transfer Register by Project & Type of Expense  
Fiscal Year 2006 (through March 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
5080	03/10/06	City of Miami Beach	<u>952.97</u>	2005 CIP Chargeback	Flamingo Neigh.- Lummus (B
			<u>952.97</u>		
		<b>TOTAL FLAMINGO NEIGH.-LUMMUS (BID B)</b>	<b>952.97</b>		
5080	03/10/06	City of Miami Beach	<u>17,924.67</u>	2005 CIP Chargeback	Multi-Purpose Build.Adj.City H
			<u>17,924.67</u>		
		<b>TOTAL MULTI-PURPOSE BUILD.ADJ.CITY H.</b>	<b>17,924.67</b>		
4938	12/06/05	Gablesigns and Graphic, Inc.	<u>1,517.12</u>	Ped 6-Historic Marker	Wayfinding Project
			<u>1,517.12</u>		
		<b>TOTAL WAYFINDING PROJECT</b>	<b>1,517.12</b>		
		<b>REPORT TOTAL</b>	<b><u>\$ 23,465,141.68</u></b>		

**ATTACHMENT “A”**

**SUMMARY OF MAJOR  
PROJECTS**



## **REDEVELOPMENT PROJECTS (Planned and/or Underway)**

### **City Center Projects:**

#### **Project**

#### **Status - as of 04/24/06**

##### **Beachwalk Project**

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and was phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The Project achieved substantial completion in March 2005. The Certificate of Final Completion remains pending subject to finalization and delivery of the required as-built drawings.

The missing section in front of the Richmond that was held up by litigation filed by the Hotel's owners was cleared to proceed. Plans for this piece were updated by Coastal Systems International prior to being permitted by DEP. Construction of the walkway path has been completed and it is anticipated that the landscaping will be completed by spring 2006.

**Total Project Cost: \$4.5 Million**

**Total CRA participation: \$4.5 Million - Construction**

##### **Collins Park Cultural Center**

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet is well underway, with the final component involving the restoration of Collins Park and surrounding streetscape elements in advanced planning stages. Following shortly after the grand opening of the new Regional Library on April 1, 2005, the old library facility fronting on Collins Avenue was demolished, with the exception of the historic Rotunda portion, which is being preserved as part of the park restoration. The scope of work for the park was included in the Request for Qualifications for the Rotunda. An RFQ process resulted in the selection of MC Harry & Associates to undertake the design process. A visioning session was held on December 15, 2004, upon which, the project scope was amended to include the streetscape on 21<sup>st</sup> Street from Park Ave. to Washington Ave. and 22<sup>nd</sup> Street from Park Ave. to Washington Court. A Community Design Workshop was held on April 21, 2005. At that meeting consensus was reached regarding the best of two design concepts presented. The consultant prepared the Basis of Design Report (BODR).

## **Project**

**Status - as of 04/24/06**

### **Collins Park Cultural Center Cont'd**

The BODR was presented to and approved by the City Commission at their October 19, 2005 meeting. The consultant has begun the Design Phase of the project and has delivered 30% completion drawings. The drawings are currently under Departmental review. The project is scheduled to be presented to the Historic Preservation Board at their May or June 2006 meeting. The old library has been demolished and the site has been temporarily restored.

**Total Project Cost:** \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

**Total CRA participation:** \$15.3 Million.

### **Colony Theater Project**

The Colony Theatre is nearing completion. All of the major construction is complete in the new and renovated portions. All installations such as electrical, mechanical and audio visual have been completed. All stage rigging is complete and has been tested. A Temporary Certificate of Completion (TCC) was granted by the Building Department in January 2006. A Certificate of Substantial Completion was issued by the consultant of record on January 17, 2006 as well. Punch lists have been prepared by the A/E and project managers. Some additional change orders have been submitted by the construction manager and are being evaluated. Additional regulatory issues raised during final inspections are being addressed by the contractor. Completion of these items is expected by late May 2006. Final Certificate of Completion is expected by mid-June 2006. The theater is currently in use during punch list activities under the TCC.

**Total Project Cost:** \$7.7 Million

**Total CRA participation:** \$5.5 Million - Construction

### **New World Symphony**

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

## **Project**

**Status - as of 04/24/06**

### **New World Symphony, continued**

Conceptual design alternatives for the proposed project that have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2) blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004.

The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17<sup>th</sup> Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed \$10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed \$1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed \$500,000.

On January 9, 2006, in accordance with the timeline specified in the Development Agreement, NWS submitted the preliminary plans and specifications for review and comment by the Administration. To the extent that the plans do not deviate from the concept that was approved by the City Commission on September 8, 2004, the City Manager is required to grant approval for NWS to proceed with design development. On January 27, 2006, the City Manager authorized NWS to proceed with design development, subject to comments and concerns submitted by Planning and Zoning and other departments which reviewed the plans.

Separately, but related to the implementation of the 17<sup>th</sup> Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design.

**Total Project Cost:** Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million

**Total CRA participation:** TBD

## **Project**

**Status - as of 04/24/06**

### **City Center Right-of-Way Improvement Project**

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November 2004. The Visioning Session was held in April 2005. The first and second CDW were held on May 24, 2005, and on June 30, 2005, respectively. The BODR was presented and approved by the Commission on October 19, 2005, and as an informational item at the December 2005 meeting of the Historic Preservation Board.

The Project design is underway and the 30% plans submittal is anticipated in late April 2006. The estimated budget for the project is \$21.1 million, comprised of \$2.1 million in soft costs and \$19 million in hard construction costs.

**Total Project Costs: \$21.1 Million**

**Total CRA participation: \$21.1 Million**

### **Botanical Garden Improvements**

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December 2004 to further refine a preferred concept which will be presented at a final design workshop. An additional meeting was held with EDAW on February 15, 2005 and a tentative final concept plan agreed on. The next step will be to schedule the final design workshop and finalize the master plan. A grant in the amount of \$17,500 has been awarded from the Miami-Dade Department of Cultural Affairs toward a new irrigation system.

**Total Project Cost: \$1.5 million**

**Total CRA participation: None - TBD**

**Condensed Title:**

A Resolution by the Chairman and Members of the Redevelopment Agency appropriating funds for an Amendment to the Ric-Man Agreement for the Washington Ave. Improvements, for design and construction services for 16<sup>th</sup> street drainage improvements, in the not to exceed amount of \$1,094,816, and, funds in the amount of \$52,600, for CIP Management fees.

**Key Intended Outcome Supported:**

To ensure well designed quality projects.

**Issue:**

Should the Redevelopment Agency appropriate the funds for the Amendment?

**Item Summary/Recommendation:**

The Washington Ave. Improvements Project is a component of the City's neighborhood improvements program. Construction is presently well ahead of schedule and is nearing completion. In January, 2004, the City entered into a Design/Build Agreement with the firm of Ric-Man International, Inc., for the design and construction of the improvements which consisted of drainage, water and sewer installations, lighting, landscaping, pavement restoration, and sidewalks. The Agreement included the design of storm improvements at 16<sup>th</sup> Street and the preparation of a report analyzing the requirements and presenting options to the City on implementation. Ric-Man has now presented the report which has been evaluated by Hazen & Sawyer, the CIP Office and Public Works and an alternative selected for construction. The alternative includes new gravity wells, rehabilitation of two existing wells, new piping, pavement restoration, drainage structures and an additional contingency to replenish the existing contingency on the project which has been almost exhausted. Based on the report and the recommendations, we are requesting appropriation of the necessary funds for Amendment No. 5, in the amount of \$1,094,816, to Ric-Man International, Inc. for the drainage improvements at 16<sup>th</sup> Street and Washington Avenue, and appropriation of the necessary funds for the CIP management fees, in the amount of \$52,600, from the City Center Redevelopment Agency.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:	Amount	Account	Approved
1	\$1,147,416	City Center RDA funds	
2			
<b>Total</b>	<b>\$1,147,416</b>		

**Financial Impact Summary:****City Clerk's Office Legislative Tracking:**

Jorge E. Chartrand, CIP Director

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
JESH	TH	

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## REDEVELOPMENT AGENCY MEMORANDUM

TO: CHAIRMAN AND MEMEBERS OF THE REDEVELOPMENT AGENCY

FROM: Jorge M. Gonzalez, Executive Director

DATE: May 10, 2006

SUBJECT: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA (RDA), APPROPRIATING FUNDS, IN A NOT TO EXCEED AMOUNT OF \$1,094,816, FOR AMENDMENT NO. 5, TO THE DESIGN/BUILD AGREEMENT BETWEEN RIC-MAN INTRNATIONAL, INC., FOR THE WASHINGTON AVENUE IMPROVEMENT PROJECT, PHASES II, IV, AND V, SAID AMENDMENT TO PROVIDE DESIGN, PERMITTING, CONSTRUCTION AND CONSTRUCTION ADMINISTRATION SERVICES, FOR THE IMPLEMENTATION OF THE 16<sup>TH</sup> STREET DRAINAGE AND OTHER MISCELLANEOUS IMPROVEMENTS; FURTHER APPROPRIATING FUNDS, IN THE AMOUNT OF \$52,600, FOR CIP MANAGEMENT FEES; WITH ALL APPROPRIATED FUNDS TO BE PROVIDED FROM CITY CENTER REDEVELOPMENT AGENCY FUNDS.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### FUNDING

Funding, in the amount of \$1,094,816, for construction and contingency and, in the amount of \$52,600, for CIP management, is to be appropriated from the City Center Redevelopment Agency funds.

### ANALYSIS

The Washington Avenue Improvements Project, Phases II, IV, and V (the Project) is one of the components of the City's neighborhood improvements projects. Construction of the Project is presently well ahead of schedule and is nearing completion. In January 2004, the City entered into a Design/Build Agreement with the firm of Ric-Man International, Inc. (Ric-Man), for the design and construction of the improvements which consisted of drainage, water and sewer installations, lighting, landscaping, sidewalks, pavement, and other renovations and reconstruction.

The original Agreement with Ric-Man included the engineering evaluation, analysis and recommendation on the conditions of drainage in the Washington Ave. and 16<sup>th</sup> Street area. The original Agreement only required the engineering study and a proposal for the complete design and construction of the recommended improvements. Ric-Man has now submitted the report and has made several recommendations for the improvements (Attachment No. 1).

The report and the recommendations have been carefully evaluated by Hazen and Sawyer, the City's Program Manager, by CIP staff, and by Public Works staff. All are in agreement that Alternative No. 2 is the more appropriate and cost effective alternative and this is the recommendation presented in this memorandum. Alternative No. 2 entails the addition of five gravity wells and the rehabilitation of two existing wells. It also includes additional piping and drainage structures, and all the other tasks required to obtain the necessary permits, construction engineering, construction administration, etc.

Other alternatives were deemed unnecessary, less cost effective, or not sufficient to improve the existing conditions. For example, Alternative No. 1 suggested no improvements and only some maintenance on the existing wells and drainage structures. Since the City does not believe that this is the cause of the flood problems, this alternative is not viable. Alternative 1A simply modifies the parameters of the model and shows that the flood issues would grow if wells were left unattended but once again this is not an acceptable approach. Alternatives 3 and 3A are based on a higher storm criteria than that used in the City and in the Washington Avenue corridor and would introduce a pump station. This was deemed by staff to be excessive and therefore not considered justified when considering the cost. Alternative 4 includes major upsizing of the piping system in the area but results in the same level of service as Alternative 2, and at over four (4) times the cost. This alternative therefore was also deemed not appropriate.

The appropriation request includes a supplement, in the amount of \$200,000, to the project's contingency which has been nearly exhausted by other improvements in the City Center area which were added to the project, such as the construction of the improvements of medians between Lincoln Road and 16<sup>th</sup> Street and the re-pavement of this area. The contingency will only be used if necessary and will be returned if unused or if any portions are unused. The appropriation request also includes fees, in the amount of \$52,600, for CIP management.

## **CONCLUSION**

Based on the report presented by Ric-Man, and the recommendations made by staff on the preferred Alternative No. 2, the Administration is requesting appropriation of the necessary funds for Amendment No. 5 to the Ric-Man Agreement, in the amount of \$1,094,816, which includes an additional contingency of \$200,000 (Attachment No. 2). The Administration also requests appropriation of funds for CIP management fees, in the amount of \$52,600. Funding is to be appropriated from City Center Redevelopment Agency funds.

## **Attachments**

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**AMENDMENT NO. 5**  
**TO THE DESIGN BUILD AGREEMENT**  
**BETWEEN**  
**THE CITY OF MIAMI BEACH, FLORIDA**  
**AND**  
**RIC-MAN INTERNATIONAL, INC.,**  
**DATED MARCH 24, 2006**  
**IN AN AMOUNT NOT-TO-EXCEED \$ \$1,094,815.46**  
**FOR THE PROVISION OF ADDITIONAL DESIGN AND CONSTRUCTION SERVICES,**  
**NECESSARY FOR THE IMPLEMENTAION OF 16<sup>TH</sup> STREET DRAINAGE IMPROVEMENTS**  
**AND OTHER MISCELLANEOUS IMPROVEMENTS,**  
**FOR THE RIGHT-OF-WAY INFRASTRUCTURE IMPROVEMENTS PROGRAM**  
**NEIGHBORHOOD NO. 10D – WASHINGTON AVENUE PROJECT**

This Amendment No. 5 to the Agreement, made and entered this \_\_\_\_ day of \_\_\_\_\_ 2006, by and between the CITY OF MIAMI BEACH, a municipal corporation existing under the laws of the State of Florida (hereinafter referred to as CITY), having its principal offices at 1700 Convention Center Drive, Miami Beach, Florida 33139, and RIC – MAN INTERNATIONAL, INC., a Florida corporation, having its offices at 2601 Northwest 48<sup>th</sup> Street Pompano Beach, Florida, 33027 (hereinafter referred to as DESIGN BUILD CONTRACTOR).

**RECITALS**

**WHEREAS**, pursuant to Resolution No. 2004-25463, on January 14, 2004, the CITY approved and authorized the Mayor and City Clerk to execute a Guaranteed Maximum Price Contract with DESIGN BUILD CONTRACTOR, as the successful bidder, pursuant to Invitation to Bid No. 22-02/03, for Design Build Services to Design And Construct the Washington Avenue Improvements Project (the Project) - Phases II, IV and V (the Agreement); and

**WHEREAS**, the Agreement provides for the design, permitting, construction and construction engineering services for the Washington Avenue Improvements Project, Phase II, IV and V, from 5<sup>th</sup> Street to 16<sup>th</sup> Street; and

**WHEREAS**, the Agreement was executed for a Guaranteed Maximum Price of \$12,104,429; and

**WHEREAS**, the CITY adopted Amendment No. 1 for the inclusion of improvements that coordinate improvements in the Flamingo and Lummus neighborhoods, and provide for the upsizing of drainage on Washington Avenue; and

**WHEREAS**, Amendment No. 1 increased the total contract fee by \$555,783.98, for a total fee of \$13,269,592.30; and

**WHEREAS**, on October 19, 2005, the CITY adopted Amendment No. 2 for the inclusion of traffic signal improvements at Washington Avenue and 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, and 14<sup>th</sup> Streets, respectively; and

**WHEREAS**, Amendment No. 2 increased the total contract fee by \$686,880.00, for a total fee of \$13,956,472.30; and



**WHEREAS**, on January 11, 2006, the CITY adopted Amendment No. 3 for the inclusion of planned improvements along and beneath 7<sup>th</sup> and 8<sup>th</sup> Streets, between Washington Avenue and Ocean Drive; and

**WHEREAS**, Amendment No. 3 increased the total contract fee by \$1,642,301.22, for a total fee of \$15,598,773.52; and

**WHEREAS**, on February 8, 2006, the CITY adopted Amendment No. 4, for the inclusion of Green Malayan Coconut Palms in the medians, from the 600 through the 1600 block, of Washington Avenue; and

**WHEREAS**, Amendment No. 4 increased the total contract fee by \$574,560.00, for a total fee of \$16,173,333.52; and

**WHEREAS**, the CITY, would hereby recommend, and the parties have negotiated, the following Amendment No. 5, for the inclusion of improvements to the drainage on 16<sup>th</sup> Street and other miscellaneous improvements along the Washington Avenue corridor; and

**WHEREAS**, this Amendment No. 5 increases the total contract fee by \$1,094,815.46 for a total fee of \$17,268,148.98.

**NOW, THEREFORE**, the parties hereto, and in consideration of the mutual promises, covenants, agreements, terms, and conditions herein contained, and other good and valuable consideration, the respect and adequacy are hereby acknowledged, do agree as follows:

1. **ABOVE RECITALS**

The above recitals are true and correct and are incorporated as a part of this Amendment No. 5.

2. **MODIFICATIONS**

The Agreement is amended, as defined in "Attachment 1", attached hereto and incorporated to this Amendment to the Agreement.

3. **RATIFICATION**

The CITY and DESIGN BUILD CONTRACTOR hereby ratify the terms of the Agreement, as amended.

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment No. 5 to be executed in their names by their duly authorized officials as of the date first set forth above.

ATTEST:

CITY OF MIAMI BEACH, FLORIDA

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

ATTEST:

RIC – MAN INTERNATIONAL, INC.

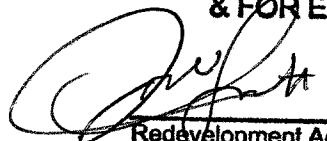
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
Redevelopment Agency  
General Counsel

5/3/06

\_\_\_\_\_  
Date

## ATTACHMENT 1

### Section 01000

Section 01000 of the Contract Specifications entitled, "Professional Services", is amended as follows:

PARAGRAPH 1.02 – SCOPE OF PROFESSIONAL SERVICES, after paragraph "M." insert the following:

P.

DESIGN BUILD CONTRACTOR shall provide all design, field coordination services, permitting, maintenance of traffic, materials, manpower and equipment, tree and shrub maintenance and guarantee and all other work as necessary to install drainage improvements in accordance with the *Technical Memorandum for Washington Avenue and 16<sup>th</sup> St*, Alternative 2, prepared by APCT Engineers and Ric-Man International, Inc., and dated January 16, 2006.

Construction engineering services during this work shall include, but not be limited to, preparation of design plans; preparation of permit applications; attendance at pre-application meetings with regulatory agencies; procurement of permits, preparation of as-built plans; review and approval of submittals, working drawings, and shop drawings; processing and responding to contractor requests for information; construction inspection and reporting; witness testing of systems; soil compaction verification; development of detailed punch list(s); and coordination to obtain substantial completion and close out work required for final acceptance.

A contingency of \$200,000.00 is added to this work to replenish the prior contingency amount that was expended on CITY requested revisions. This provides the CITY with additional flexibility to address additional requested changes that may arise.

**HAZEN AND SAWYER, P.C.**  
975 Arthur Godfrey Road, Suite 211  
Miami Beach, Florida 33140

Phone: (305) 532-9292  
Fax: (305) 534-8887

**CHANGE ORDER NO.**  
**4010D-17.0**

**PROJECT:**

City of Miami Beach  
ROW Infrastructure Improvement Program  
Washington Avenue Improvements Project

**DESIGN/BUILD FIRM:**

Ric-Man International, Inc.  
1210 Washington Avenue, Suite 200  
Miami Beach, FL 33139

**TITLE: 16th Street Stormwater Improvements**

**DESCRIPTION OF WORK:**

Stormwater Infrastructure Improvements on 16th Street and Washington Avenue built in accordance with Alternative 2 of the "Technical Memorandum for Washington Avenue and 16th Street" prepared by APCT Engineers, dated January 16, 2006 and Median Uplighting Repair from the 600 to the 1500 blocks of Washington Avenue.

<u>Item</u>	<u>Description</u>	<u>Qty</u>			
1.0	Construction				\$ 589,470.00
1.1	Gravity Well Construction	Each	5	\$ 350,000.00	
1.2	Gravity Well Rehabilitation	Each	2	\$ 140,000.00	
1.3	Manhole	Each	2	\$ 16,000.00	
1.4	Inlet Curb	Each	2	\$ 12,800.00	
1.5	Stormwater Piping 15-inch	LS	1	\$ 6,000.00	
1.6	Stormwater Piping 24-inch	LS	1	\$ 53,280.00	
1.7	Concrete Curb and Gutter - Type F	LS	1	\$ 300.00	
1.8	Concrete Sidewalk - 4-inch thick	LS	1	\$ 450.00	
1.9	Roadway and Driveway Restoration	LS	1	\$ 10,640.00	
2.0	Contingency	LS	10%		\$ 58,947.00
3.0	Mobilization/Bond/Insurance	LS	5%		\$ 29,473.50
4.0	Overhead/Profit/Contract Administration	LS	17%		\$ 100,209.90
	Construction Subtotal				\$778,100.40
5.0	Engineering Services	LS	15%		\$ 116,715.06
6.0	Allowance for Miscellaneous Contingency to Supplement Prior Account which has been expended on City Requested Additions	LS	1		\$200,000.00

**TOTAL LUMP SUM: \$1,094,815.46**

Original Agreement Amount:	\$12,104,429.00
Previous Change Orders: (1 through 16)	\$4,068,904.52
Total For This Change Order:	\$1,094,815.46
New Agreement Amount:	\$17,268,148.98

**DESIGN/BUILD FIRM:**

RIC-MAN INTERNATIONAL, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**CONTRACT ADMINISTRATOR:**

CITY OF MIAMI BEACH \_\_\_\_\_ DATE \_\_\_\_\_

**PROJECT MANAGER:**

HAZEN AND SAWYER, P.C. \_\_\_\_\_ DATE \_\_\_\_\_

# TECHNICAL MEMORANDUM

For

**Washington Avenue and 16 St**



**Miami-Dade County  
Florida**

**Prepared for**



**City of Miami Beach**

**Prepared by**



**January, 2006**

**TABLE OF CONTENTS**

**Page**

INTRODUCTION.....	1
METHODOLOGY.....	1
PROPOSED ALTERNATIVES .....	4
COST ANALYSIS.....	6
ALTERNATIVE ANALYSIS.....	7
CONCLUSION AND RECOMMENDATIONS.....	8

## **EXHIBITS**

Location Map  
Average October Groundwater Elevation  
City of Miami Beach Rainfall Data

## **APPENDIXES**

### **Appendix A: Alternative 1:**

Drainage Map  
Cross Section. Alternative 1  
Hydraulic Modeling (ICPR Input Data)  
Modeling Results (ICPR Output Data)

#### **Alternative 1A:**

Hydraulic Modeling (ICPR Input Data)  
Modeling Results (ICPR Output Data)

### **Appendix B: Alternative 2:**

Drainage Map  
Cross Section. Alternative 2  
Hydraulic Modeling (ICPR Input Data)  
Modeling Results (ICPR Output Data)  
Cost Analysis

### **Appendix C: Alternative 3:**

Drainage Map  
Cross Section. Alternative 3

Pump Station Design

Hydraulic Modeling (ICPR Input Data)

Modeling Results (ICPR Output Data)

**Alternative 3A:**

Hydraulic Modeling (ICPR Input Data)

Modeling Results (ICPR Output Data)

Cost Analysis

**Appendix D: Alternative 4:**

Drainage Map

Cross Section. Alternative 4

Pre-Development Hydraulic Profile Calculations

Post-Development Hydraulic Profile Calculations

Hydraulic Modeling (ICPR Input Data)

Modeling Results (ICPR Output Data)

Cost Analysis

## INTRODUCTION

According to City of Miami Beach records, the intersection of Washington Avenue and 16<sup>th</sup> Street, specifically the northeast and southeast corners, is subject to severe flooding. The municipal building on the southeast corner of the intersection experiences flooding that extends inside the building during moderate to heavy storm events. Similar conditions are experienced in the building at the northeast corner.

The APCTE Water Resources Department has studied the area and interviewed people who work in the immediate area (Travel Agency, Fuddrucker's Restaurant, etc). All agreed that the situation is critical and indicated the water level reaches 4" above the sidewalks in some locations. They also indicated that the water on the street is splashed to the sidewalk and buildings by cars passing by.

APCTE performed a comprehensive analysis that considered 4 improvement alternatives. This analysis included: Topographic Survey, Subsurface Utility Engineering, Hydraulic Analysis and Construction Costs Estimates.

## METHODOLOGY

The methodology developed for this analysis included the following steps:

### Topographic Survey:

This phase included a survey of the area limited by 16 ST from Washington Ave. to Collins Avenue and the area along Collins Avenue, adjacent to the 16 ST intersection 350 ft north and 150 ft south.

### Subsurface Utility Engineering (SUE):

A utility investigation was performed in this area in order to identify and locate all existing utilities that may be impacted by this project and to locate all existing drainage pipes, which were to be evaluated hydraulically as part of this study.

### Hydraulic Analysis:

Our team followed the criteria established by the City of Miami Beach Stormwater Management Master Plan regarding the Flood Protection Level of Service (FPLOS), as summarized below:

## CITY OF MIAMI BEACH FLOOD CRITERIA

LAND USE	RAINFALL FREQUENCY	FLOOD LIMIT
1. Residential and Commercial Areas	5-year	To Crown of street, or to within 15 feet of a dwelling or other occupied building, whichever is lower
2. 2-Lane roads in residential and commercial areas	5-year, except 10-year for a bridge or culvert in the canal system.	To Crown of street
3. 4-Lane roads in high Density, high traffic areas	10-year	To outer edge of traffic lanes
4. Private parking lots and Similar paved areas	2 - year	As per Section D-4 of Public Works Manual

*These criteria are outlined in DERM's Policy for Design of Drainage Structure, dated December 1980.*



<b>City of Miami Beach</b> <b>Flood Protection Level-of-Service Rating System</b>	
<b>Flood Protection Level-of-Service Rating</b>	<b>Number of Flood Protection Criteria Met</b>
A	All Four Criteria
B	Three Criteria
C	Two Criteria
D	One or None of the Criteria

#### Design Storm

The design storms used to evaluate the proposed drainage system were 5-year/1 and 24-hour, 10-year/1 and 24-hour and 100-year/1 and 72-hour storms. The hydrographs associated with each design storm were obtained using the Soil Conservation Services (SCS) Unit Hydrograph Method and the City of Miami Beach Rainfall Distribution, included in the Comprehensive Stormwater Management Program Master Plan, Prepared by CH2MHILL, March 1997.

#### Rainfall Data

In coordination with the City of Miami Beach, it was agreed that the storms that should be modeled were: 5-year (1 and 24-hour), 10-year (1 and 24-hour) and 100-year (1 and 72-hour). Rainfall depths for these storms are indicated in the following table.

<b>Storm Event</b>	<b>Rainfall Depth (inch)</b>	<b>Source</b>
<b>5-Year/1-Hour</b>	3.20"	FDOT Drainage Manual, Fig. 5.11
<b>5-Year/24-Hour</b>	7.50"	Comprehensive Stormwater Management Program Master Plan, Prepared by CH2MHILL, March 1997
<b>10-Year/1-Hour</b>	3.60"	FDOT Drainage Manual, Fig. 5.11
<b>10-Year/24-Hour</b>	9.20"	Comprehensive Stormwater Management Program Master Plan, Prepared by CH2MHILL, March 1997
<b>100-Year/1-Hour</b>	5.05"	FDOT Drainage Manual, Fig. 5.11
<b>100-Year/72-Hour</b>	18.50"	Comprehensive Stormwater Management Program Master Plan, Prepared by CH2MHILL, March 1997

#### Other Design Criteria

Avg. Oct. Ground Water Level: 1.60 ft (Miami-Dade County Design Standard W.C. 2.2)  
 Design Tidal Elevation (DHW): From 2.00 to 3.00 feet.  
 Head Loss to compensate for specific gravity of salt water vs. fresh water: 1.50 ft.  
 Curve Number (CN): 95 for the entire project area.

#### **ICPR Modeling**

The Advanced Interconnected Pond Routing (AdICPR) computer model (Version 3.00) was used to evaluate the proposed drainage system of Washington Avenue at 16 Street for several storm conditions (5-year/1 and 24-hour, 10-year/1 and 24-hour and 100-year/1 and 72-hour). The AdICPR computer model is a hydrodynamic model developed by Streamline Technologies, Inc. and simulates hydrologic and hydraulic conditions by generating runoff hydrographs and dynamically routing these hydrographs through stormwater management systems. This computer model is highly known by all Environmental Agencies (DERM and SFWMD). This method generates runoff hydrographs using the following hydrologic parameters;

1. Basin areas
2. Curve numbers (CN)
3. Percent directly connected impervious area (DCIA)
4. Rainfall depth
5. Rainfall distributions
6. Times of concentration (TOC)

The following subsections describe these parameters in detail and how they were applied in the project hydrologic modeling.

#### Basin Area

The basin area is the surface area encompassed by the individual drainage basins and is associated with a given node in the network. These areas were subdivided into impervious and pervious.

#### Nodes

In AdICPR, nodes or junction are used to simulate drainage structures, receiving canal and the groundwater table.

An important parameter for the simulation of the proposed drainage system is the surface water elevation at the boundaries. For this particular project, and following the same approach used in the drainage analysis of Washington Avenue, APCTE used variable water elevation boundary nodes based on information obtained from EDAW and Burns and McDonnell, who are simulating the existing drainage system downstream of our project.

#### Links

Links or reaches define physical characteristics of the drainage or conveyance system. The AdICPR model allows for a wide range of reach types to be simulated:

1. Culverts (circular, oval, arch, and rectangular)
2. Channels (trapezoidal, parabolic, and irregular)
3. Weirs (horizontal or vertical trapezoidal, parabolic, arch, rectangular, and irregular)
4. Drop Structures
5. Rating Curves
6. Bridges
7. Breaches

The links used in the project hydraulic modeling included culverts, weirs and rating curves.

### Well Rating Curve

The proposed Drainage Wells were modeled as a Backwater/ Headwater/Discharge rating curve and using the variable groundwater conditions, as indicated below:

Backwater (ft)	Headwater (ft)	Discharge (cfs)
2.00	2.00	0.00
2.00	3.50	0.00
2.00	10.00	10.14
3.00	3.00	0.00
3.00	4.50	0.00
3.00	10.00	8.87

### **PROPOSED ALTERNATIVES**

Four alternatives were developed to perform this analysis as described below:

#### **Alternative 1:**

##### **(existing conditions/ Do nothing)**

Includes the evaluation of the existing conditions on 16 ST from Washington Ave. to Collins Ave. The existing drainage system is based in four catch basins that are connected to two isolated drainage (gravity) wells. This alternative includes the evaluation of four sub-basins, as indicated in Appendix A.

Since there are flooding problems in this area, we assumed that the existing wells were not working properly and they were modeled with a reduced capacity of 400 GPM. As indicated also in Appendix A the results of the hydraulic model reproduce the existing conditions and depict flooding at all existing structures, having more that 6" at the critical points.

#### **Alternative 1A:**

##### **(existing conditions/Do nothing)**

As requested by the CMB this alternative is the same as Alternative 1, but reducing to 0 GPM the capacity of existing wells. As depicted in Appendix A, the flooding increases significantly with this approach.

#### **Alternative 2:**

##### **(5 gravity wells and 2 rehabilitated wells)**

This alternative includes five drainage (gravity) wells and the rehabilitation of two existing wells. Two wells will be built on Washington Avenue from 16 ST to Lincoln Road (N-8 and N-9), these two wells will collect the runoff generated by Washington Ave. that contributes to 16 St. Three wells will be also built on 16 St. (N-5, N-6 and N-7) as well of the rehabilitation of the existing two wells (N-1 and N-3). There are a total of seven wells for this alternative, 5 proposed and 2 rehabilitated. The results of the hydraulic models indicates that even though this effort water stages will reach above the edge of pavement at the two most critical areas, structures N-3 and N-4. See Appendix B.

#### **Alternative 3:**

##### **(1 pump station, 3 injection wells, 2 gravity wells and 2 rehabilitated wells)**

The proposed drainage system for this alternative is based on 7 drainage wells. (2 gravity, 3 injection and 2 rehabilitated) and a Pump Station. As alternative 2 there will be two wells on Washington Avenue from 16 ST to Lincoln Road, these two wells will collect the runoff generated by Washington Ave. that contributes to 16 St. This alternative also includes a stormwater pump station located next to structure N-4 that will discharge into three interconnected injection wells on 16 St. The location of the Pump Station has been field verified in order to assure its feasibility. For that purpose there is an area available on the south side of 16 Street, 200 ft east of Washington Avenue. The Pump Station will be under ground and only the electrical panels will be visible. As in Alternative 2 the existing wells on 16 ST will be rehabilitated. All wells were simulated with a capacity of 700 GPM. The results of the hydraulic models indicate that flooding will be eliminated on 16 St if this alternative is built. See Appendix C.



#### **Alternative 3A:**

##### **(1 pump station, 3 injection wells, 2 gravity wells and 2 rehabilitated wells)**

As requested by the CMB this alternative is the same as Alternative 3, but reducing the capacity of the wells to 400 GPM. As depicted in Appendix C, the flooding will be reduced with this approach.

#### **Alternative 4: (Pipe Upsizing and two gravity wells)**

This alternative includes upsizing the pipes from Washington Ave to Biscayne Bay in order to increase the hydraulic capacity of this system and eliminate the flooding problems on 16 ST. As alternative 2 and 3 there will be two wells on Washington Avenue from 16 ST to Lincoln Road (N-8 and N-9), these two wells will collect the runoff generated by Washington Ave. that contributes to 16 St. The proposed upsizing includes pipe sizes from 54" to 66". This alternative will also protect 16 ST from flooding at a higher cost. See Appendix D.

### **Summary of Hydraulic Analysis**

#### **Flooding at the edge of pavement for the 10-year/1-hour storm**

Structure	Alternative 1 Peak Stage (flood)	Alternative 2 Peak Stage (flood)	Alternative 3 Peak Stage (flood)	Alternative 4 Peak Stage (flood)
N-1 Rim El. 6.31	7.00 (0.69)	5.62 (0.00)	3.73 (0.00)	4.43 (0.00)
N-2 Rim El. 6.40	7.03 (0.63)	5.62 (0.00)	3.75 (0.00)	4.45 (0.00)
N-3 Rim El. 5.16	6.06 (0.90)	5.47 (0.31)	3.30 (0.00)	4.35 (0.00)
N-4 Rim El. 5.37	6.08 (0.71)	5.58 (0.21)	3.03 (0.00)	4.32 (0.00)
Rating (1 to 5)	1	3	5	5

#### **Flooding at the crown of road for the 100-year/72-hour storm**

Structure	Alternative 1 Peak Stage	Alternative 2 Peak Stage	Alternative 3 Peak Stage	Alternative 4 Peak Stage
-----------	-----------------------------	-----------------------------	-----------------------------	-----------------------------

	(flood)	(flood)	(flood)	(flood)
West Low Point El. 5.69	7.73 (2.04)	6.34 (0.65)	5.52 (0.00)	6.44 (0.75)
East Low Point El. 6.64	6.78 (0.14)	6.58 (0.00)	6.16 (0.00)	6.59 (0.00)
Rating (1 to 5)	1	3	5	3

**Flooding at the adjacent properties for the 100-year/72-hour storm**

Property	Alternative 1 Peak Stage (flood)	Alternative 2 Peak Stage (flood)	Alternative 3 Peak Stage (flood)	Alternative 4 Peak Stage (flood)
Travel Agency Floor El. 5.97	6.78 (0.88)	6.34 (0.44)	5.52 (0.00)	6.44 (0.47)
Bank Door Floor El. 7.05	6.78 (0.00)	6.34 (0.00)	5.52 (0.00)	6.44 (0.00)
SE Building Floor El. 6.95	7.73 (0.78)	6.58 (0.00)	6.16 (0.00)	6.59 (0.00)
Fuddruckers Floor El. 6.30	6.78 (0.48)	6.34 (0.04)	5.52 (0.00)	6.44 (0.00)
Rating (1 to 5)	2	3	5	4

Average Rating	1.3	3.0	5	4.0
Flood Protection Level-of-Service	C	B	A	B

**Notes:**

- 1- All elevations are in feet.
- 2- Flood protection Level-of-Service evaluation is based on the City of Miami Beach criterion, which does not include comparison with the floor elevation of adjacent properties.
- 3- 6" of flooding of crown of road for the 100-year storm is permissible.

**COST ANALYSIS**

The cost analysis was based in two elements; the cost to build the proposed alternative (Capital Cost) and the Operation and Maintenance (O&M) of each alternative. The capital cost were determined based on current unit prices as included in Appendixes B, C and D. Alternative 3 includes also the cost of operating the pump station as well as the cost for replacing the pumps every 10 years. The O&M project costs are based on the maintenance requirements associated with the proposed facilities for each alternative as indicated in the following table:

**Basis for O&M Cost Estimates**

Activity	Unit Price	Frequency
Pipe Flushing(<30 diameter)	\$0.95/LF	Once every 5 years

Pipe Flushing (30 and Larger)	\$9.00 /LF	Once every 5 years
Catch basin Cleaning	\$114 per basin	Twice per year
Manhole Cleaning	\$114 per basin	Twice per year
Well Redevelopment	\$3,000 each	Once every 10 years
Well Sediment Trap	\$114 per trap	Once per year
Cleaning	\$0.10 per KW-H	400 per year
Electricity	\$15,000.00	Every 5 years
Maintenance of Pump Station	\$100,000.00	Every 10 years
Replacement of Pumps		

#### Summary of Alternative Cost Analysis

Alternative	Estimated Capital \$	Equivalent Annual <sup>1</sup> \$	Annual O & M \$	Total Annual \$	Present Worth <sup>2</sup> \$
2	894,815.46	84,470.58	6,329.90	90,800.48	961,940.33
3	1,962,789.18	185,287.30	22,797.44	208,084.74	2,204,449.68
4	4,105,324.74	387,542.66	11,695.19	399,237.84	4,229,525.72

1. Capital Recovery Factor = 0.07 based on a 20-year life
2. Present Worth Factor = 0.07 based on a 20-year

#### ALTERNATIVE ANALYSIS

In order to select one of the alternatives analyzed, we have developed the following matrix that illustrates how the proposed alternatives performed under the different storms and also their costs.

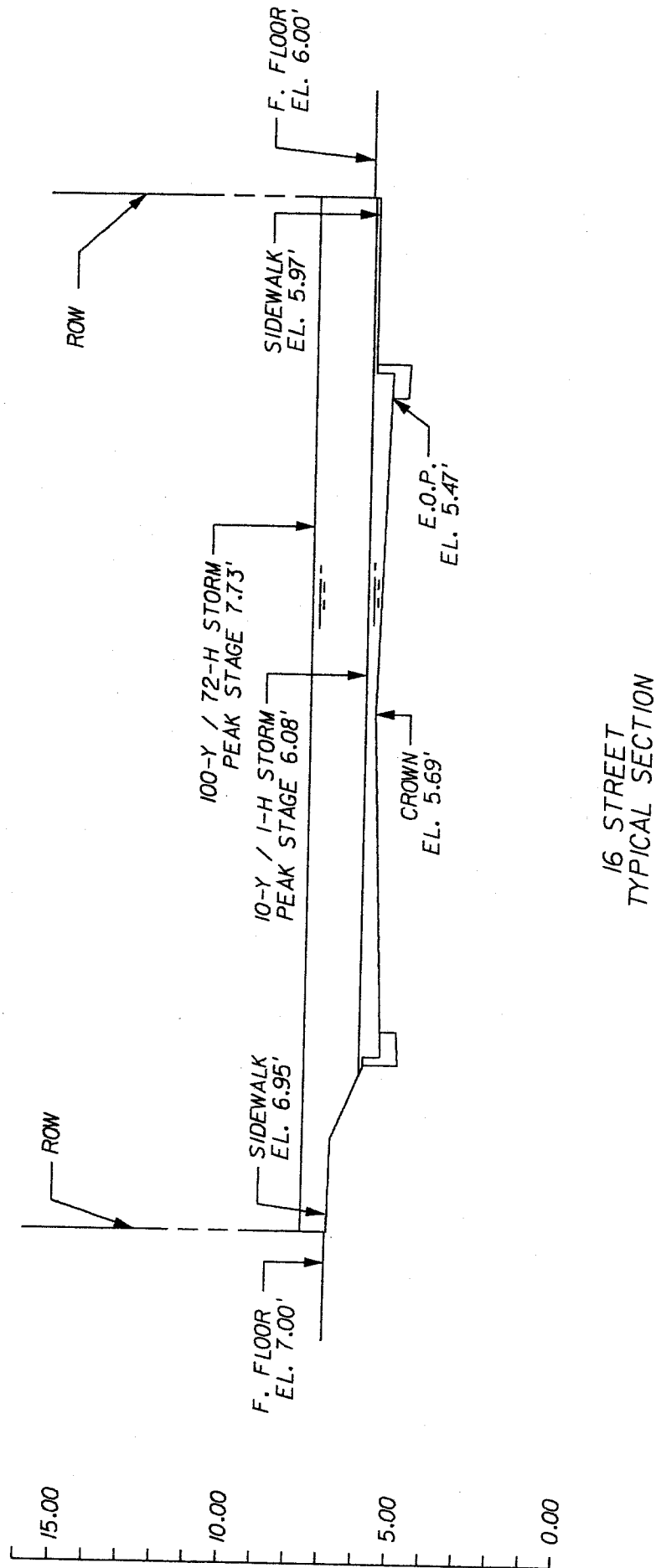
Criteria	Storm 1 5y-1h	Storm 2 10y-1h	Storm 3 100y-72h	Present Worth Cost \$1000	Evaluation (1-5)
Alternative 1 Existing Conditions	Fail	Fail	Fail	\$2	1
Alternative 2 Gravity Wells	Pass	Pass	Fail	\$961	4
Alternative 3 Injection Wells & PS	Pass	Pass	Pass	\$2,204	5
Alternative 4 Pipe Upsizing	Pass	Pass	Fail	\$4,229	3

As illustrated, the existing drainage system (Alternative 1) will not protect the project area under any of the analyzed storm events. Alternatives 2 alleviates flooding on 16 Street during the 5 and 10 year storm; however it fails during 100-year storm, allowing more than 7" of flooding at the crown of the road in the vicinity Washington Avenue. Alternative 3 passes the 5, 10 and 100 year storms and eliminate flooding of the road for all analyzed storms. This alternative requires the construction of a stormwater pump station. Alternative 4 is the most expensive one and does not meet an acceptable level of flooding during a 100-year storm.

## **CONCLUSION AND RECOMMENDATIONS**

APCTE concludes that the best alternative to eliminate the flooding at 16 Street is the Alternative 3, which consists in building a Stormwater Pump Station, three injection wells, two gravity wells and the rehabilitation of two existing wells. Hydraulic calculations for this alternative, Appendix C, depict water stages that provide the Level of Service required by the City of Miami Beach at this intersection.

# ALTERNATIVE 1 EXISTING CONDITIONS



16 STREET  
TYPICAL SECTION



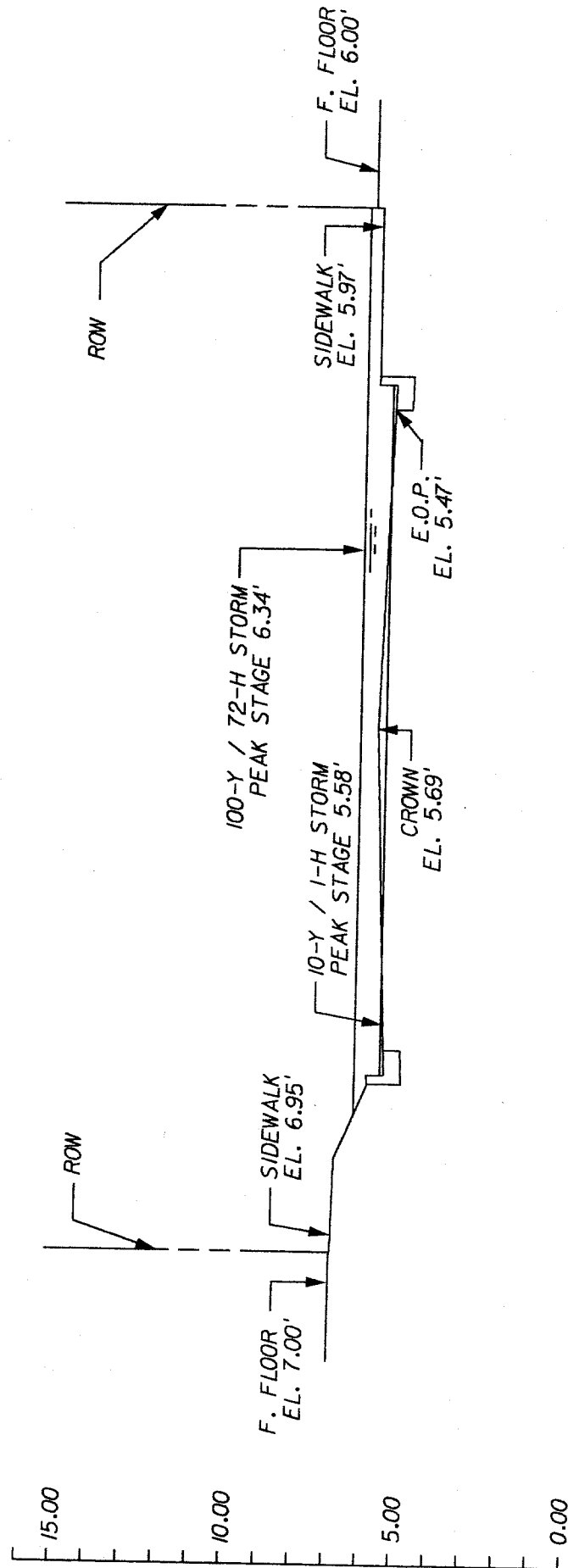
**Z** 1<sup>st</sup>. 100.



1.09 AC.

\* The number in parenthesis indicates the time of flooding in hours

# ALTERNATIVE 2 DRAINAGE WELLS

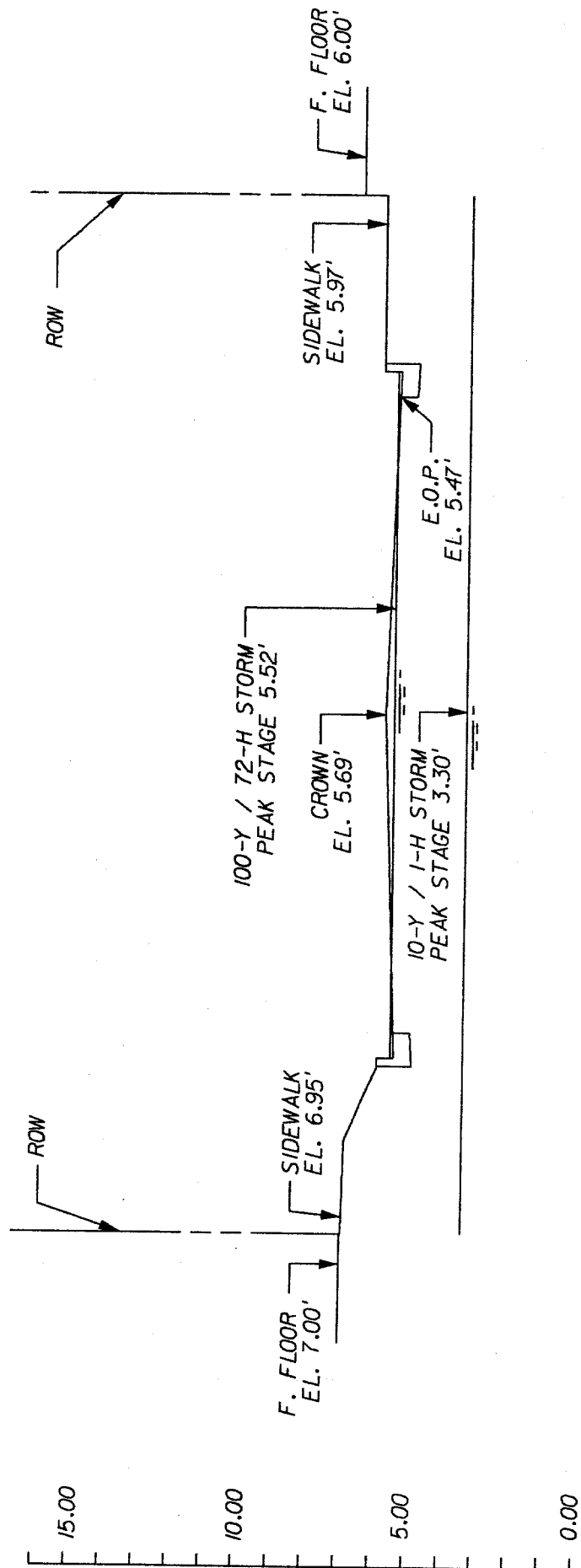


16 STREET  
TYPICAL SECTION

**2** 100.00



# ALTERNATIVE 3 PUMP STATION AND INJECTION WELLS



16 STREET  
TYPICAL SECTION

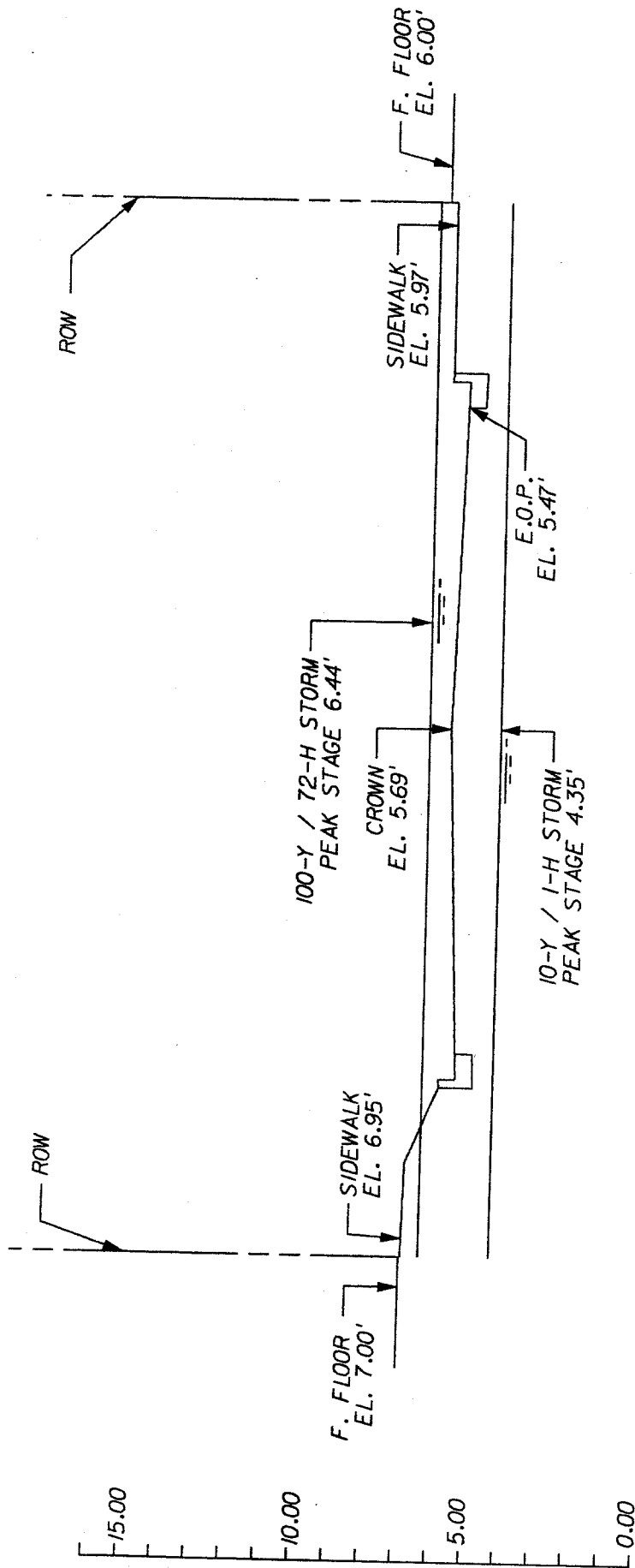
**2** 1001



N	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100				
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

ESTIMATED CONST. COST. = 2,204,449.60

# ALTERNATIVE 4 PIPE UPSIZING



16 STREET  
TYPICAL SECTION

**Z** 100



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA (RDA), APPROPRIATING FUNDS, IN A NOT TO EXCEED AMOUNT OF \$1,094,816, FOR AMENDMENT NO. 5, TO THE DESIGN/BUILD AGREEMENT BETWEEN THE CITY AND RIC-MAN INTERNATIONAL, INC., FOR THE WASHINGTON AVENUE IMPROVEMENTS PROJECT, PHASES II, IV, AND V, SAID AMENDMENT TO PROVIDE DESIGN, PERMITTING, CONSTRUCTION AND CONSTRUCTION ADMINISTRATION SERVICES, FOR THE IMPLEMENTATION OF THE 16<sup>TH</sup> STREET DRAINAGE AND OTHER MISCELLANEOUS IMPROVEMENTS; FURTHER APPROPRIATING FUNDS, IN THE AMOUNT OF \$52,600, FOR CIP MANAGEMENT FEES; WITH ALL APPROPRIATED FUNDS TO BE PROVIDED FROM CITY CENTER REDEVELOPMENT AGENCY FUNDS.**

**WHEREAS**, the Washington Avenue Improvements Project, Phases II, IV, and V (the Project) is one of the components of the City's Neighborhood Improvements Program; and

**WHEREAS**, construction of the Project is presently well ahead of schedule and is nearing completion; and

**WHEREAS**, in January 2004, the City entered into a Design/Build Agreement with the firm of Ric-Man International, Inc. (Ric-Man), for the design and construction of the Project improvements, which consisted of drainage, water and sewer installations, lighting, landscaping, sidewalks, and other renovations and reconstruction (the Agreement); and

**WHEREAS**, the Agreement with Ric-Man included the engineering evaluation, analysis and recommendation on the conditions of drainage in the Washington Avenue and 16<sup>th</sup> Street area; and

**WHEREAS**, the Agreement only required the engineering study and a proposal (report) for the completion of design and construction of the recommended improvements, and Ric-Man has now submitted the report and has made several recommendations for the improvements; and

**WHEREAS**, the report and the recommendations have been carefully evaluated by Hazen and Sawyer, the City's Program Manager, CIP staff, and the Public Works staff, who are all in agreement that Alternative No. 2, as set forth below, is the more appropriate and cost effective alternative; and

**WHEREAS**, Alternative No. 2 entails the addition of five gravity wells and the rehabilitation of two existing wells and includes additional piping and drainage structures, and all the other tasks required to obtain the necessary permits, construction engineering, construction administration, etc.; and

**WHEREAS**, other alternatives were deemed unnecessary, less cost effective, or not as efficient in sufficiently improving the existing conditions; and

**WHEREAS**, in order to fund Amendment No. 5, the City requires that the RDA hereby appropriate funding, in the amount of \$1,094,816, as well as an additional appropriation, in the amount of \$52,600, for fees for CIP management.



**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA (RDA),** that the Chairman and Members hereby appropriate funds, in a not to exceed amount of \$1,094,816, for Amendment No. 5, to the Design/Build Agreement between the City and Ric-Man International, Inc., for the Washington Avenue Improvement Project, Phases II, IV, and V, said Amendment to provide design, permitting, construction and construction administration services, for the implementation of the 16<sup>th</sup> Street drainage and other miscellaneous improvements; further appropriating funds, in the amount of \$52,600, for CIP management fees; with all appropriated funds to be provided from City Center Redevelopment Agency Funds.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2006.

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**CHAIRMAN**

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**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

 5/3/06  
Redevelopment Agency      Date  
General Counsel